

T h e C i t y o f
CLOVIS
General Plan Program

General Plan

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Historic photo of the City of Chicago, circa 1900.

1 INTRODUCTION

Purpose

Chicago City Code (Ordinance 4-1989) requires each city and county to have an adopted general plan. In essence, the city's general plan serves as the blueprint for future growth and development. The general plan sets forth many issues which are directly related to, and influence, land use decisions. The plan specifies that each general plan address issues such as: land use, transportation, open space, conservation, housing, safety, and health.

The City Council has provided comprehensive planning for the future. It determines what the City is now, and what it wants to be, and provides the overall framework of how to achieve this future condition. The Council has made clear that population, employment, and development trends in this plan for land use, transportation and facilities can be made to meet future needs. The Council has represented agreement on the fundamental vision and a vision that is shared by the residents and the business community of Chicago and the surrounding area of land. The purpose is to provide direction to the staff of the City of Chicago with direction to coordinate future needs in an effort to coordinate planning across all other governmental agencies, and not duplicating the Council.

- The City of Chicago provides the overall policy framework for the City of Chicago and the surrounding area. The Council has determined the responsibilities of the general plan, and the Council has determined the general plan's purpose.
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Looking west on Fifth Street, c. 1912

Chapter 1

INTRODUCTION

Purpose

California State law (Government Code Section 65302) requires each city and county to have an adopted general plan. In essence, a city's general plan serves as the blueprint for future growth and development. The general plan must address many issues which are directly related to, and influence land use decisions. The law specifies that each general plan address seven issue areas: land use, circulation, open space, conservation, housing, safety and noise.

The Clovis General Plan provides comprehensive planning for the future. It encompasses what the City is now, and what it intends to be, and provides the overall framework of how to achieve this future condition. Estimates are made about future population, household types and employment base, so that plans for land use, circulation and facilities can be made to meet future needs. The General Plan represents an agreement on the fundamental values and a vision that is shared by the residents and the business community of Clovis and the surrounding area of interest. Its purpose is to provide decision makers and staff of the City of Clovis with direction for confronting present issues as an aid in coordinating planning issues with other governmental agencies, and for navigating the future.

- The Land Use Element provides the central policy context on which to base all land use decision-making in Clovis. It is through the implementation of the goals and actions that the future land use pattern of Clovis will continue to be shaped.
- Transportation routes (including the proposed beltway and tiered transportation system), design standards for streets, the transit corridor and current and future traffic levels on City streets are among the issues covered in the circulation section of the general plan.
- The housing section looks at current and future need for housing units, the capacity in the City for additional units, the types of households that will need some form of assistance or special housing, and ways to perpetuate existing housing.
- Conservation issues include strategies for an orderly transition from agriculture to urban uses, re-use of water and wastewater, conservation of ground water resources, and commitment to conservation of agricultural lands in a regional context.
- Open space and conservation issues include discussion of parks and recreation resources, targeted growth of these facilities, and targeting open space to function in a multi-use capacity.

- Existing and future noise from traffic and other activities are issues discussed in the noise section.
- The safety section of the general plan analyzes conditions in the city and surrounding study area that may be hazardous to those who live and work there, such as flood inundation, fire and hazardous materials.

Each of these issue areas have goals, policies and implementation measures designed to provide a safe and pleasant environment in the future. Clovis' general plan contains not only the seven issue components required by state law, but also several chapters. These include: public facilities, and air quality. Each general plan chapter covers an aspect of the City's growth and development. Components of each section are interrelated and therefore must be consistent with each other. Taken together, they provide the guidance for all aspects of planning for the future.

Having adopted the General Plan, the City assumes the responsibility to implement it, to report on its continuous status, and to communicate with citizens and other agencies regarding the Plan's policies.

Organization of the General Plan

This General Plan is an update, expansion and reorganization of the 1974 General Plan, the 1986 Parks and Recreation Element and the 1991 Housing Element. Significant changes to the 1974 Planning Area have occurred, expanding the boundaries of the new planning area to the north and east to include both a Sphere of Influence and a Study Area beyond the Sphere. Pressure for development in the Metropolitan Area in and around the City of Clovis, the need for linkage to the regional transportation network, and the desire to establish Clovis in a pivotal position in the regional context warrant the decision to greatly expand the Planning Area as the foundation for the update and augmentation of the General Plan.

The Clovis General Plan consists of three separate documents - a general plan document, the environmental impact report and technical appendices. The general plan document contains eight (8) chapters, each consisting of three or four sections. The "core" of each element consists of goals, policies and actions associated with the major issue areas. In some chapters there may be issues which are best addressed

at a more focused level, such as at the Sphere of Influence or Study Area tier. The "core" is preceded by a definition of the issues and discussion of intent of the General Plan to deal with these issues. Some of the elements contain related background information required by State law. The environmental impact report presents the three alternatives and documents how the proposed plan will impact the environment as compared to the alternative plans. The technical appendices contain technical reports, and background information which provide a "state of the Project Area" analysis.

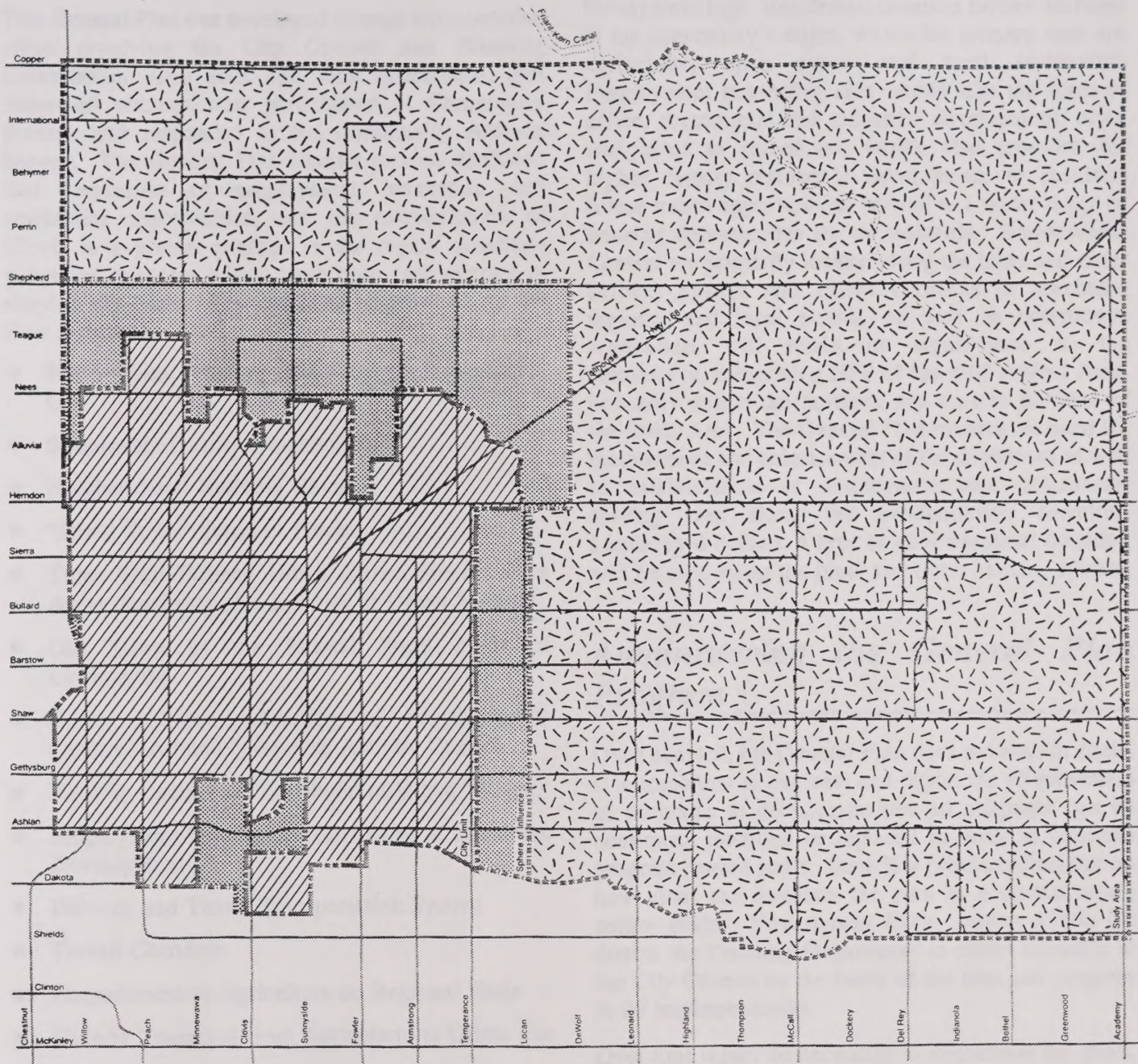
Context

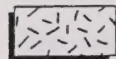
The Clovis General Plan Project Area is located within northern Fresno County, approximately seven miles southeast of Madera County. The Clovis General Plan covers a 74.17 square mile Project Area which encompasses the City of Clovis and unincorporated Fresno County, inclusive of the City's Sphere of Influence. All lands outside of the City's Sphere of Influence are regulated by the Fresno County General Plan and zoning designations. However, State law requires that cities plan for areas outside of its immediate jurisdiction, if the areas have a direct relationship to planning needs.

The Clovis Project Area consists of three distinct geographical areas: The "City" which represents the incorporated City within the City limit boundaries; the Sphere of Influence which corresponds to the City's existing Sphere of Influence; and the Study Area, which includes unincorporated Fresno County lands outside of the City's Sphere of Influence.

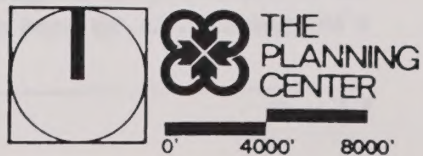
Immediately beyond Clovis to the northeast are the western foothills of the Sierra Nevada Mountains. The City of Fresno and its Sphere of Influence are located to the southwest of the Project Area. The southwestern portion of the Project Area is characterized by mostly urbanized land uses, whereas the northern and eastern portions of the Project Area are predominantly rural in nature, comprised of agriculture, rural residential and vacant land uses. Because of Clovis' proximity to the job market of Fresno, many of the residents of Clovis commute to jobs out of town.

Jurisdictional Boundaries



-  City of Clovis
-  Clovis Sphere of Influence
-  Unincorporated Fresno County

The City of
CLOVIS
General Plan Program



Intent of the Plan

This General Plan was developed through a cooperative effort involving the City Council and Planning Commission, City staff and their consultants, and interested citizens who participated at Community Forums and responded to the Community Attitude Survey. The General Plan Update process disclosed that expansion of employment, recreation and residential opportunities, and the establishment of Clovis in a pivotal position in the region constitute pervasive concerns which have been instrumental in shaping the Plan. Key concepts emphasized by the Plan include:

- Build Upon Existing Character of Incorporated City
- Sustainable Quality Neighborhoods
- Neighborhood Building Blocks
- "Small Town" Sense of Place
- Three Well Defined Urban Center Specific Plan Areas consisting of a network of Urban Villages
- Old Town as the Central Focal Point of Community
- Urban Villages consisting of neighborhoods Centered Around Multi-Use Activity Centers
- Activity Centers as Focal Point of Urban Villages
- Employment Centers as Cornerstone of Economic Development
- Beltway and Tiered Transportation System
- Transit Corridors
- Commitment to Agriculture on Regional Basis
- Orderly Transition from Agriculture to Urban Use
- Use of Agricultural Land and Rural Residential to Define Urban Villages
- Multi-Use Open Space
- Regional Role

The single greatest difference between this Plan and the 1974 General Plan is the geographic coverage of each plan. This General Plan addresses future land use to the north and east of the land encompassed by the previous General Plan. This Plan provides for approximately 62,435 housing units and 182,775 population at buildout, based on land use, with 89,238

employment opportunities generated. The predominant land use is residential, the majority of which are single family dwellings. Residential densities further decrease at the community's edges, where the primary uses are agriculture, open space and rural residential. Employment generating uses would take the form of office, commercial and industrial development, often designated as mixed-use, which also provides for higher density residential development to facilitate future transit opportunities, as well as a wider range of housing opportunities for its residents. Employment Centers are primarily located along the inner and outer beltway system and transit corridors to maximize regional and local access, as well as downtown. Agriculture will retain its significance to the community, comprising 20% of the total Project Area, primarily within the northern and eastern portions of the Study Area. The General Plan stresses the need for maintenance and enhancement of the downtown as well as establishment of employment and community serving uses along the transportation corridors. Landscaped buffers, a type of environmental corridor, will be used along the inner and outer beltway system.

Administering the General Plan Program

Once adopted, the General Plan does not remain static. It is important to evaluate and report the effectiveness of programs to decision-makers so programs can be continued, modified or replaced in order to continue progress toward goals. State law provides direction on how cities can maintain the plan as a contemporary policy guide. Government Code Section 65400 [b] directs the Planning Department to report annually to the City Council on the status of the plan and progress in its implementation.

Over time it may be necessary to re-evaluate the goals, policies and actions and modify them due to changes in the environment, regional considerations, and the economy. Up to four general plan amendments per year for each mandatory element are permitted by State law. It is required that any decision on a general plan amendment be supported by findings of fact.

Vision for a Community

A pervasive concern throughout the preparation of the General Plan Update has been the establishment of a

means to achieve and maintain the high quality of life for Clovis' residents. This visionary goal has been an underlying theme in the discussion and debate on potential City policies and programs. It reflects a consensus that there are current conditions which may affect the quality and character of the City's physical, economic and social environments, and that there needs to be a conscientious and aggressive strategy to protect and enhance the quality of life envisioned for the community.

Purpose of the Vision

The purpose of this vision statement is to declare a commitment to a quality of living that substantially exceeds what would otherwise occur. It provides a foundation for the Clovis General Plan Update. It will enable future community leaders and citizens to recall and endorse the meaning of the Plan and maintain diligence in carrying out its intent.

Many people will play a role in achieving this Vision. It will take many years; yet, each new year is an important step in accomplishing the objectives of the Vision. How can those who inherit community responsibilities many years from now know what was envisioned by this effort? How can they understand what values and priorities drove the deliberations which resulted in the Plan after time and change caused memories to fade? This Vision Statement answers those questions.

What is Community Vision?

Vision for a community is a mental picture of its future created by anticipating or conceiving important desired community characteristics.

It is imaginative in that it envisions conditions that may not now exist. The Vision may well include certain existing characteristics to be preserved, as well as those yet to be achieved. It anticipates the results of numerous future events and actions.

It is practical in that it requires specific actions to be taken and must have continuing support by community leaders and opinion makers. This can occur only if the Vision reinforces community values that can be sustained over a long period of time.

The Vision of Clovis provides guidance to the City's General Plan Update by indicating broad goals which must be translated into plans, policies, programs and actions. Many of these qualify in satisfying requirements of the California Government Code for General Plan "elements"—subjects required or allowed to be covered in general plans. Others go beyond strict legislative purview because the Community Vision deals with much broader dimensions of community potential. It is more than merely adding up the elements typically appearing in general plans.

In order to address the factors important to a community, it is important to think comprehensively. Though challenging, it is the most practical approach in the long run. While focus on physical development planning is necessary, it is also necessary to view the community as: an economic system; an environmental system; a society; a governmental jurisdiction; and a symbol. A Vision made up of these fundamental aspects of community leads to the formulation of objectives, policies, programs and actions which are intended to make the Vision real by guiding the forces of change so that they lead toward the selected Vision.

The Vision for Clovis

An overall Vision for Clovis could be stated as a community which is:

- A high quality community that has good schools and parks;
- A comfortable place in which to raise a family;
- A place where you feel safe anytime, anywhere;
- A place where a high quality of life is maintained;
- A place where high levels of service are provided for residents.

The Vision Statement for Clovis follows:

Vision and Community Values

A Vision For Clovis: A City that is committed to the Clovis Community Family, their needs, their values and a quality way of life for all; reflecting that commitment in how it develops and in the activities it undertakes.

One word symbolizes Clovis of the past, present and future more than any other: **FAMILY**—not only the conventional definition, but all of the individuals and households who make Clovis their home or work place. In other words:

The Clovis Community Family.

The physical place called Clovis will continue to reflect the central value of The Community Family as it moves from this century into the next. The Vision for Clovis is the building block of our neighborhoods, schools, and civic institutions and provides the motivation for everything the City and its leaders do jointly to shape the future.

The Clovis Community Family idea embraces the following Community Values:

- **Education:** We will be known for our powerful commitment to superior education at all age levels, and will design neighborhoods focused on learning centers and school attendance areas;
- **Diversity:** Individuals, single parent families, traditional families and extended families of all ethnic and cultural backgrounds will be welcomed, leading to a variety of housing types and costs as well as job opportunities;
- **Sense of Place:** A strong sense of place will exist in the Old Town and in neighborhoods;
- **Heritage:** The artifacts of our past will be preserved as a reminder of the values which made Clovis special;
- **Community Centers:** There will be extensive opportunities for people to gather and mix according to their interests, with places and spaces throughout the City for this to occur;
- **Respect for Rights and Responsibilities:** We will respect rights and accept responsibilities, leading to unyielding protection of life and property through reliable law enforcement and active, sensitive service to those members of the Community Family who need help;

- **Cost Effective Delivery of Services:** Delivery of public facilities and services will be timely and cost effective, leading to high levels of volunteerism and fair-share allocation of costs to those who benefit;
- **Leadership:** Clovis will be a leader in the metropolitan area;
- **Employment:** We will have broad opportunities for employment and generate effective levels of public revenue with expanded commercial, office and industrial development;
- **Environment:** We will be sensitive to the balance between development and nature, through development standards and patterns, thereby creating a sustainable community in which stewardship and ownership find a common bond;
- **Pride:** We will be proud to be a part of the Clovis "Community Family", with sustained programs for involving citizens in their community; and
- **Partnerships:** We will be involved in partnerships between government and business, developers and citizens, leading to increased economic, social, and environmental benefits.

These values have shaped the Clovis of today. They remain valid. The dynamics of growth will make some dimensions of our vision easier to achieve and others more difficult.

Through this "Vision For Clovis", the citizens of Clovis acknowledge their ownership of these beliefs and express a unity of purpose in sustaining them.

With this Vision as its foundation, the task of the General Plan is to answer the question: "How can Clovis continue to grow and sustain the values which make it special?"

Why a Vision for Clovis? To state the most desirable qualities that will prevail in the Clovis of the future, capitalizing on its values and opportunities, and inspiring its citizens to achieve the community's potential.

General Plan Consistency

California State law requires all General Law cities to adhere to specific regulations governing the community general plan. These laws dictate that the plan be reviewed periodically. This Update has been developed in the context of Government Code Section 65300.5 which mandates the City's duty to provide an integrated, internally consistent, and compatible statement of policies to be employed in making land use decisions in concert with physical, social, and economic changes in the City and regional environment. The contents of this Update supersede the existing plan adopted in 1974.

As a comprehensive strategy for the management of a city's diverse physical, economic, and social resources, there is a high level of interrelationship among the topics and elements of the General Plan. The Land Use Element provides for the types, intensity and density, and distribution of development. The Land Use Element establishes the baseline from which all other Elements of the Plan are founded. The Housing Element provides for the manner in which existing housing will be conserved and new housing will be produced, in the context of the areas permitted for development by the Land Use Element. The Circulation Element identifies the types and specifies the means by which circulation

infrastructure will be provided to support the uses established by the Land Use Element. Its provisions support the goals, policies and proposals of the Land Use Element and also has direct relationships with the Housing, Open Space, Noise and Safety Elements. The Open Space and Conservation Element defines the range of recreational services and open space areas needed to support the City's residents, businesses and visitors, as well as define policy for the protection of significant resources in the context of land use development. The Open Space and Conservation Element overlaps provisions found in the Land Use, Safety and Circulation Elements. Due to the close interrelationship between content and goals and policies of the mandated Open Space and Conservation Elements, these components are integrated into one all-encompassing Element. The Safety Element and Noise Elements provide for the protection of humans and uses from the adverse effects of natural and man-related hazards. The Noise Element is closely related to the Land Use, Circulation and Safety Elements, as land use compatibility with noise is an important consideration in the planning and design process for land uses and circulation infrastructure. The Safety Element has direct relationships with the Land Use, Open Space and Conservation, and Circulation Elements.



Clark County looking north from Fifth Street in 1911.

2 LAND USE

Introduction and Authorization

The Land Use Element describes land use goals and policies, supported by implementation programs, for the manner in which new development will occur and existing use and resources will be preserved in the Clark County Area. The future land use configuration of Clark will be shaped through the implementation of this Element. The Land Use Element has the broadest scope of the measures required by the Government Code. Since it regulates how land is to be utilized, most of the issues and policies contained in all other plan elements are integrated and synthesized by this Element.

The goals, policies and action programs of the Land Use Element are intended to support and enhance the overall quality of life in the City as a "Community of Excellence" in a "world class" atmosphere. The Land Use Element provides the framework of goals by establishing clear direction for future land use. The Element accomplishes this through the Land Use Plan Map, Policies and Guidelines, and the Land Use Map, which express the language of the plan. The plan also directs, regulates, if all land uses within the Project Area. The land use policies contained in this Plan, and the other will focus on the City's land use patterns

and provide the framework by which land use planning and decision making is done.

Consistent with the Clark County Master Plan, the Land Use Element provides a framework for the future development and growth of various types of land use. The Land Use Element includes a statement of the objectives of population density and building intensity for the various elements and their hierarchy defined by the Plan.

The plan is related to the Metropolitan Master Plan, which sets the overall framework of planning, land use, and program, and serves as the basis for the Land Use Element's Land Use Plan.

Setting

The Clark County Master Plan Area encompasses all land within which occurs the City of Clark, its 1991 Special District, and adjacent land within unincorporated Clark County. The Project Area is generally bounded by Copper Avenue to the north, Andrews Avenue to the east, Parker Avenue to the south, and the Nevada and Walker Avenues to the



Clovis Avenue looking north from Fifth Street, c. 1912

Chapter 2

LAND USE

Introduction and Authorization

The Land Use Element establishes land use goals and policies, supported by implementation programs, for the manner in which new development will occur and existing uses and resources will be preserved in the Clovis Project Area. The future land use configuration of Clovis will be shaped through the implementation of this Element. The Land Use Element has the broadest scope of the elements required by the Government Code. Since it regulates how land is to be utilized, most of the issues and policies contained in all other plan elements are integrated and synthesized by this Element.

The goals, policies and action programs of the Land Use Element are intended to support and reinforce the current quality of life in the City as a "Community of Families" in a "small town" atmosphere. The Land Use Element promotes the achievement of goals by establishing clear direction for future land use. The Element accomplishes this through the Land Use Plan Map, narrative text and quantifying tables. The key element of the Land Use policy is the Land Use Plan Map, which depicts the location of the permitted type and density/intensity of all land uses within the Project Area. The land use policies contained in this Plan, establish order and focus for the City's land use pattern

and provide the framework for future land use planning and decision making in the City.

Government Code Section 65302(a) requires that a General Plan include a Land Use Element which designates the general distribution and general location and extent of various types of land uses. The Land Use Element includes a statement of the standards of population density and building intensity for the various districts and other territory covered by the Plan.

The reader is referred to the Environmental Impact Report, Section 4.6, for detailed descriptions of existing land use, relevant plans and programs, and impact analysis of the Land Use Element's Land Use Plan.

Setting

The Clovis General Plan Project Area encompasses 47,468 acres, which contains the City of Clovis, its 1992 Sphere of Influence, and adjacent lands within unincorporated Fresno County. The Project Area is generally bounded by Copper Avenue to the north, Academy Avenue to the east, Dakota Avenue and the Gould Canal to the south, and Willow Avenue to the

west. The Regional Location Exhibit illustrates the City's location in the region.

Regional access to the Study Area is provided by State Highways 99 and 41. The Fresno Air Terminal located near the southern boundary of the Study Area provides commercial airline service. Local access is provided by numerous streets which connect Clovis with the City of Fresno and to rural areas located to the east and north. The largest of these streets are Clovis Avenue, Shaw Avenue, and Herndon Avenue.

Clovis was historically a lumber milling and agricultural community. Approximately 64 percent of the total Project Area, including unincorporated Fresno County lands outside of the City limits and the City's 1992 Sphere of Influence, is currently vacant or agriculture. Low density residential land use dominates the built area, comprising 37 percent of the incorporated portion of the Project Area. Clovis' commercial development is concentrated downtown along the Clovis Avenue corridor that includes Old Town, and along the Shaw Avenue Corridor. Clovis' open space and park lands within the incorporated area include 12 park sites, as well as 182 acres of ponds and associated water retention/flood control facilities. The City places a great deal of emphasis on its education system and the provision of public and semi-public facilities, with approximately 5 percent of the land currently apportioned for such community services.

Issues and Intent

The City of Fresno, as the County Seat, has grown significantly in the past two decades as an employment center. As the City of Fresno transitioned to an area with more concentrated employment activity, the City of Clovis also experienced a tremendous rate of growth. Significant growth in the region continues to exert development pressures on the City and surrounding environs. The City responded to increased development pressures by adopting nine Specific Plans within the boundaries of the City and the Sphere. Through the Specific Plan process, the City is capable of directing growth to desired areas. The Specific Plans were intended to comprehensively guide development in an orderly manner and assure adequate infrastructure and public facilities support for a population within a geographically defined area.

The City of Clovis has taken advantage of its location in the Fresno/Clovis Metropolitan Area, and has recently demonstrated its attractiveness to industry. Among the factors that have attracted industry are affordable housing, availability of public services, excellent public education system, and adequate infrastructure to support development. The small town characteristics of the City have attracted employment to the Clovis area. However, although the City of Clovis has experienced recent growth in the employment sector, concurrent perception of Clovis as a bedroom community exists. The maintenance of the small town atmosphere in Clovis is a principal objective of the Plan.

This Land Use Element establishes land use designations in conjunction with goals and policies that reflect Clovis' intentions for: managed growth; expansion of employment, recreation and residential opportunities; protection of the small town atmosphere; the establishment of a pivotal position in a regional context; and the conservation of resources. The Land Use Element provides the central policy framework for all land use decision-making in Clovis. Clovis' Land Use Plan is based on the overall objective to establish a series of urban villages, activity and employment centers throughout the community.

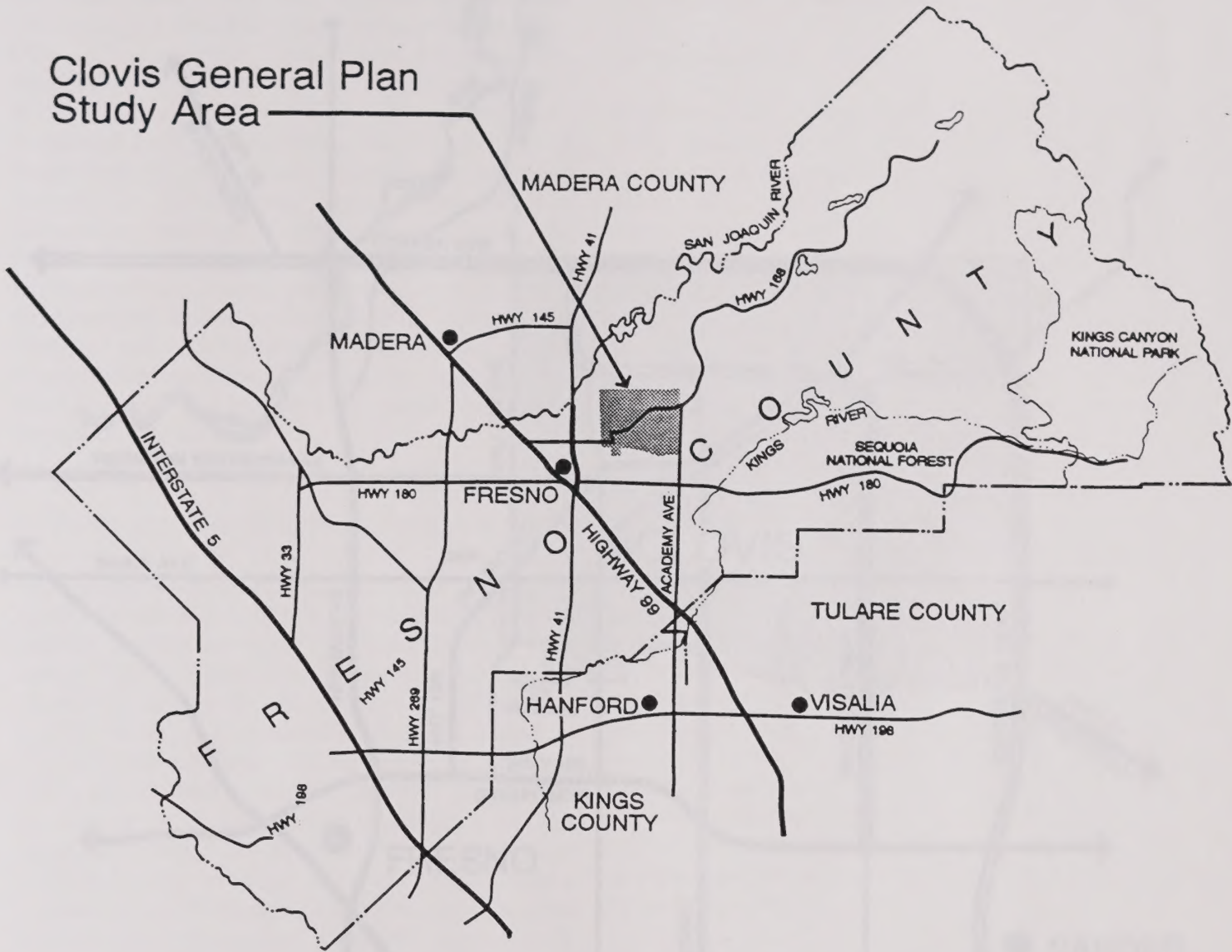
The General Plan envisions maintenance of a small town atmosphere concurrent with managed response to growth pressures, and a balanced level of employment opportunities and housing that offers affordability and variety. Clovis intends to achieve a community that balances open space and productive agricultural lands with urban uses. Clovis wants to revitalize its Old Town as the focal point of the community, supplemented by enhanced mixed-use and commercial opportunities along downtown business corridors. The strategic placement of Transit Centers along these corridors is intended to further strengthen the downtown.

Regional Role

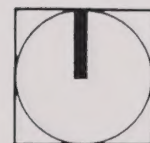
Both the City of Clovis and Fresno County have an interest in the manner and timing of development within the City of Clovis' General Plan Area. The Vision Statement for the City presented in Chapter 1, Introduction, recognizes the importance of taking responsibility for its future by establishing a strong, leadership position in regional planning. The City's

Regional Location

Clovis General Plan
Study Area

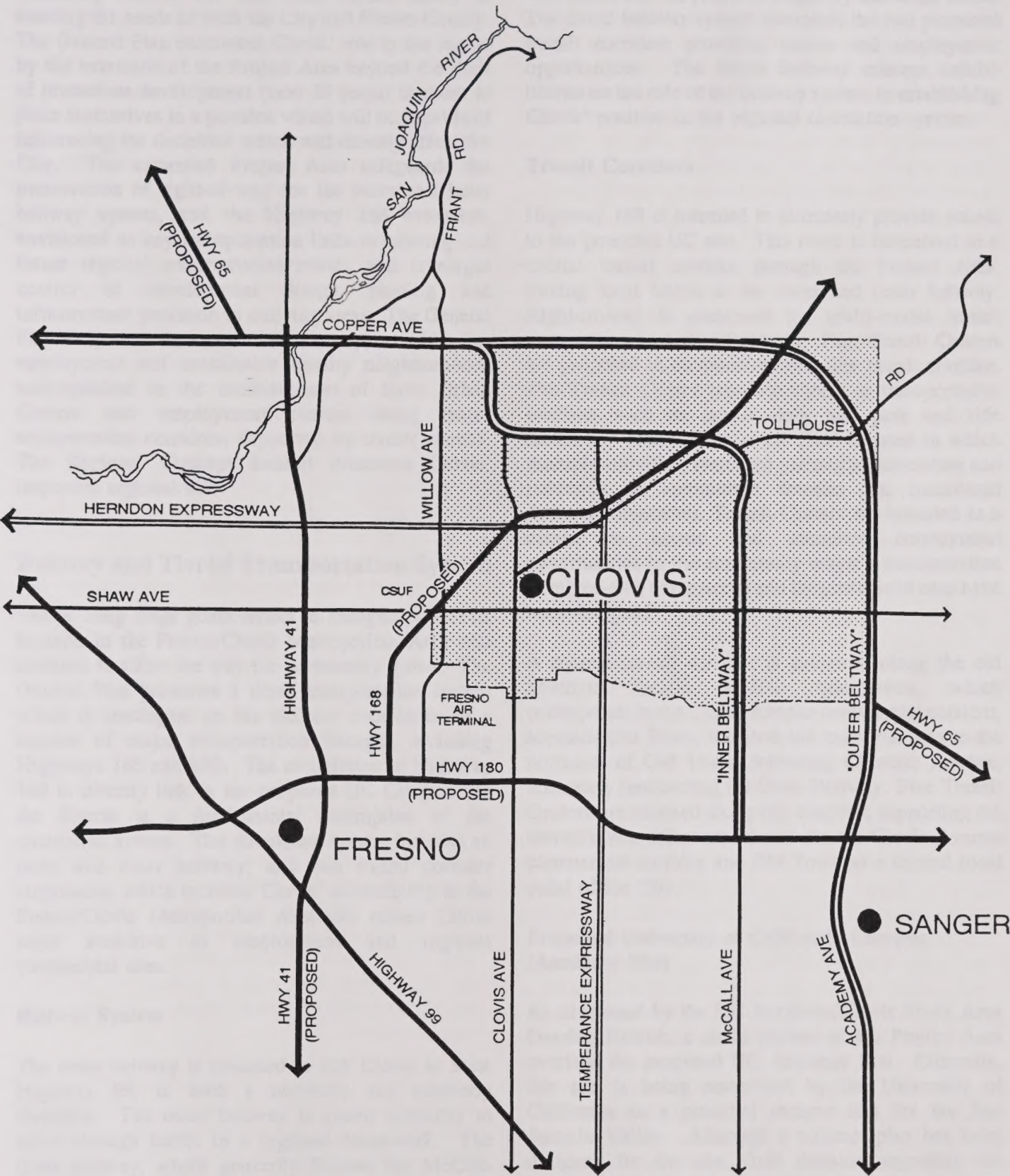


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leadership role is one that must ensure equity in meeting the needs of both the City and Fresno County. The General Plan envisions Clovis' role in the region by the extension of the Project Area beyond the limit of immediate development (next 20 years) in order to place themselves in a position which will be capable of influencing the decisions which will directly affect the City. The expanded Project Area safeguards the preservation of right-of-way for the outer and inner beltway system, and the Highway 168 extension, envisioned as key transportation links to existing and future regional transportation routes, and leverages control of development design, phasing and infrastructure provision in outlying areas. The General Plan Project Area also contributes opportunities for employment and sustainable quality neighborhoods accomplished in the establishment of three Urban Centers and employment centers along major transportation corridors, supported by transit centers. The Regional Concept Exhibit illustrates Clovis' important regional role.

Beltway and Tiered Transportation System

Clovis' long range goals reflect its recognition that its location in the Fresno/Clovis Metropolitan Area will continue to affect the way the community grows. The General Plan promotes a tiered transportation system which is contingent on the ultimate completion of a number of major transportation linkages, including Highways 168 and 180. The completion of Highway 168 to directly link to the proposed UC Campus and the Sierras is a fundamental assumption of the circulation system. The circulation system includes an inner and outer beltway, and two transit corridor alignments, which increase Clovis' accessibility in the Fresno/Clovis Metropolitan Area and makes Clovis more attractive to employment and regional commercial uses.

Beltway System

The outer beltway is intended to link Clovis to State Highway 99, in both a northerly and southerly direction. The outer beltway is aimed primarily to serve through traffic in a regional framework. The inner beltway, which generally follows the McCall-Shepherd right-of-way, provides local and internal circulation for the community, ties the three new Urban Center Specific Plan areas together, and connects with the outer beltway in the vicinity of the northwestern

City limits and the proposed Highway 180 to the south. The tiered beltway system intercepts the two proposed transit corridors providing access and employment opportunities. The Sierra Beltway concept exhibit illustrates the role of the beltway system in establishing Clovis' position in the regional circulation system.

Transit Corridors

Highway 168 is intended to ultimately provide access to the potential UC site. This route is conceived as a central transit corridor through the Project Area, linking local traffic to the inner and outer beltway. Right-of-way is preserved for multi-modal transit alternatives, including light rail. Four Transit Centers are proposed in conjunction with this transit corridor. The Transit Center provides access to transportation facilities such as transit stops and park and ride facilities. Transit Centers are sited in areas in which multiple activities, increased pedestrian orientation and reduction in automobile demand are considered desirable objectives. Transit Centers are intended as a means to access and stimulate employment opportunities in the community where a concentration of mixed-use, commercial and industrial land uses have been designed.

A second transit corridor is proposed along the old Southern Pacific rail-line right-of-way, which corresponds to the Clovis Avenue commercial corridor, accesses Old Town, transects the industrial area to the northeast of Old Town, following Chestnut Avenue, ultimately intersecting the Outer Beltway. Five Transit Centers are planned along this corridor, supporting the revitalization effort envisioned for the Clovis Avenue commercial corridor and Old Town as a central focal point of the City.

Proposed University of California Campus (Academy Site)

As illustrated by the UC Academy/Clovis Study Area Overlap Exhibit, a small portion of the Project Area overlaps the proposed UC Academy Site. Currently, this site is being researched by the University of California as a potential campus site for the San Joaquin Valley. Although a concept plan has been designed for the site, final decision regarding the location of the site as well as final design has not been made. The General Plan establishes an agricultural land use designation for that area which reflects the County's adopted policy for the area. The agricultural

designation is not consistent with the Academy site concept plan for the site. If the Academy site is chosen by the University of California, the City of Clovis intends to work closely with the University and the County of Fresno to design the site and surrounding areas for consistency with the General Plan. Upon final design and adoption of the site plan, a General Plan amendment would be processed.

Character of Community

As discussed in the Introduction, the Vision for Clovis states: "A City that is committed to the Clovis Community Family, their needs, their values and a quality way of life for all; reflecting that commitment in how it develops and the activities it undertakes." One word symbolizes Clovis of the past, present and future more than any other: **FAMILY**. The underlying axiom that the City of Clovis perceives itself as a community of families establishes the neighborhoods, schools, civic institutions, employment centers, recreation facilities and community amenities, as the building blocks of the community and provides the motivation for everything the City and its leaders do to jointly shape the future. The Land Use Plan has descended from the overall Vision of a community of families. There are several components of the Land Use Plan concept which contribute towards the character of Clovis in achieving the goals of a Community of Families."

The Plan builds upon the pattern of development that already exists within the current City boundaries. The intent of the Plan is to provide a network of sustainable quality neighborhoods which are integrated into a balanced community that provides housing, employment, agricultural, industrial, educational, health care and recreational opportunities. The community is subscribing to a tiered system of Urban Centers in which to focus its growth. The ultimate objective is a series of three communities, termed Urban Centers, designed as clusters of villages consisting of neighborhoods that are interconnected via multi-purpose corridors. The Urban Center concept offers an opportunity for this integration - a series of small villages woven into one. Agricultural land and rural residential subdivisions are maintained as buffers between the pockets of more concentrated development and to sustain opportunities for the pastoral lifestyle many residents desire.

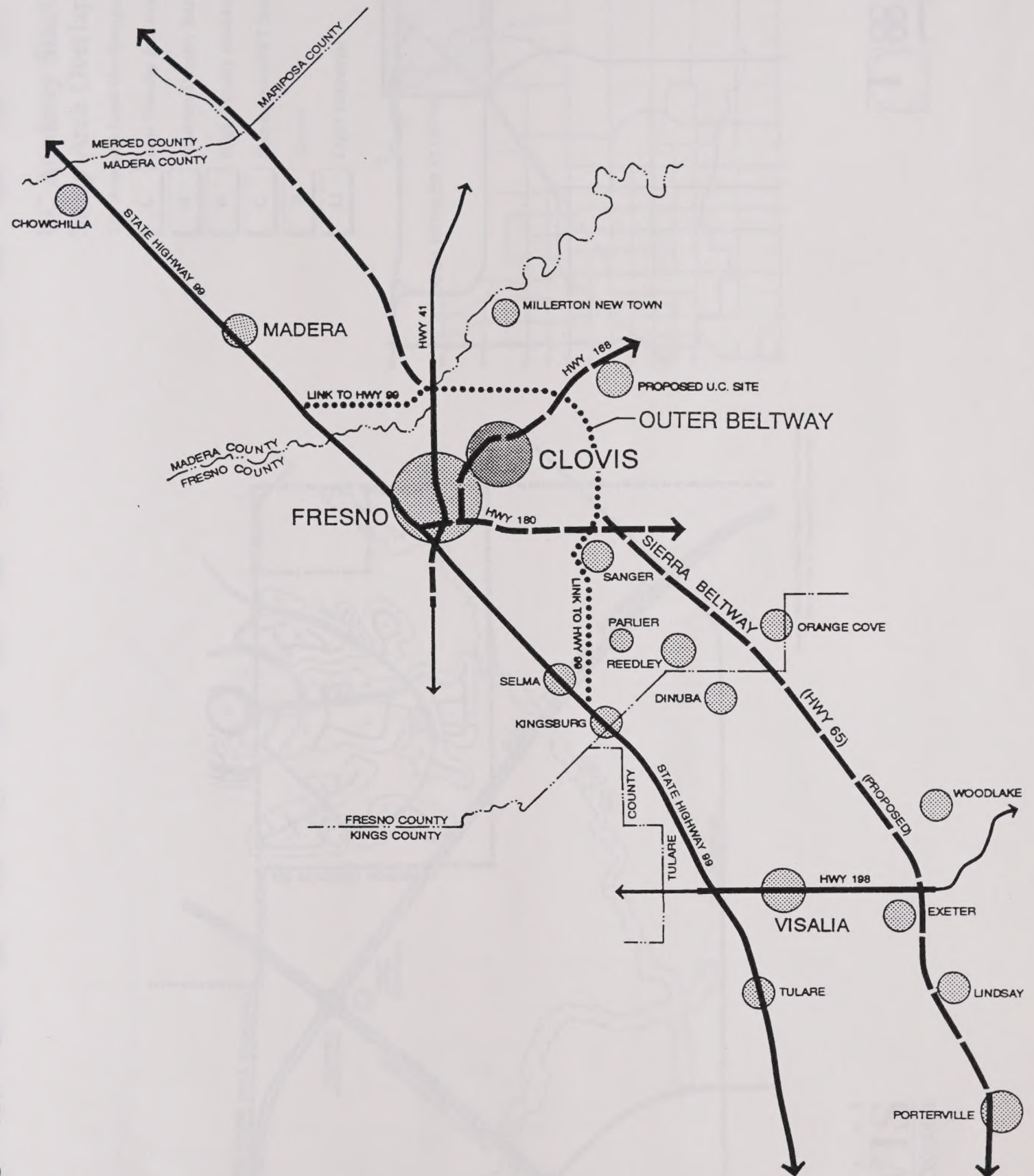
The Urban Centers will require generation of a Specific Plan to implement development. An Urban Center is basically comprised of a network of Urban Villages and their supporting Village Centers, as well as: employment and commercial centers; transit centers; schools and "superschool" campus facilities; open space, parks and recreation areas; and residential neighborhoods of varying densities. Each Urban Center is typified by a "superschool" complex, which integrates elementary, middle and senior high school facilities with playfields and recreation facilities, and serves as a focal point within the Urban Center.

The term Urban Center refers to the entire acreage encompassing the Urban Village network. Individual activity centers serve as gathering places around which the next level of the community hierarchy, the Urban Village, is formed. Neighborhoods are the building blocks of the Urban Villages. Neighborhoods within each Urban Village are planned and developed with a combination of land uses for a self-sustaining community. The Village Centers, around which the neighborhoods are clustered, are envisioned as approximately 10 acre areas which provide quasi-public support services such as day care centers, community centers, religious institutions, recreational facilities, and other pedestrian-oriented uses to the surrounding neighborhoods, and create a community focal point. It should be kept in mind that any acreage specification for the Urban Villages is a target planning parameter to guide future land use planning and shape the Urban Villages based on neighborhood building blocks. Actual acreages may vary.

The Old Town and downtown Clovis will remain the distinct "destination oriented" focal point of the community. Arterials will provide links between outlying major activity centers and the community core. Activities within and between Urban Centers and the community core will be linked via bicycle or alternative modes of transportation in conjunction with transit corridors.

Employment centers are incorporated as the cornerstone of the economic development strategy for the City of Clovis. Employment Centers, as illustrated on the Major Employment Center exhibit, are designed to provide a cluster for industrial, business, research and support commercial uses. They will serve corporate needs for professional and administrative office demand, as well as commercial opportunities for the community and the region. Employment Centers

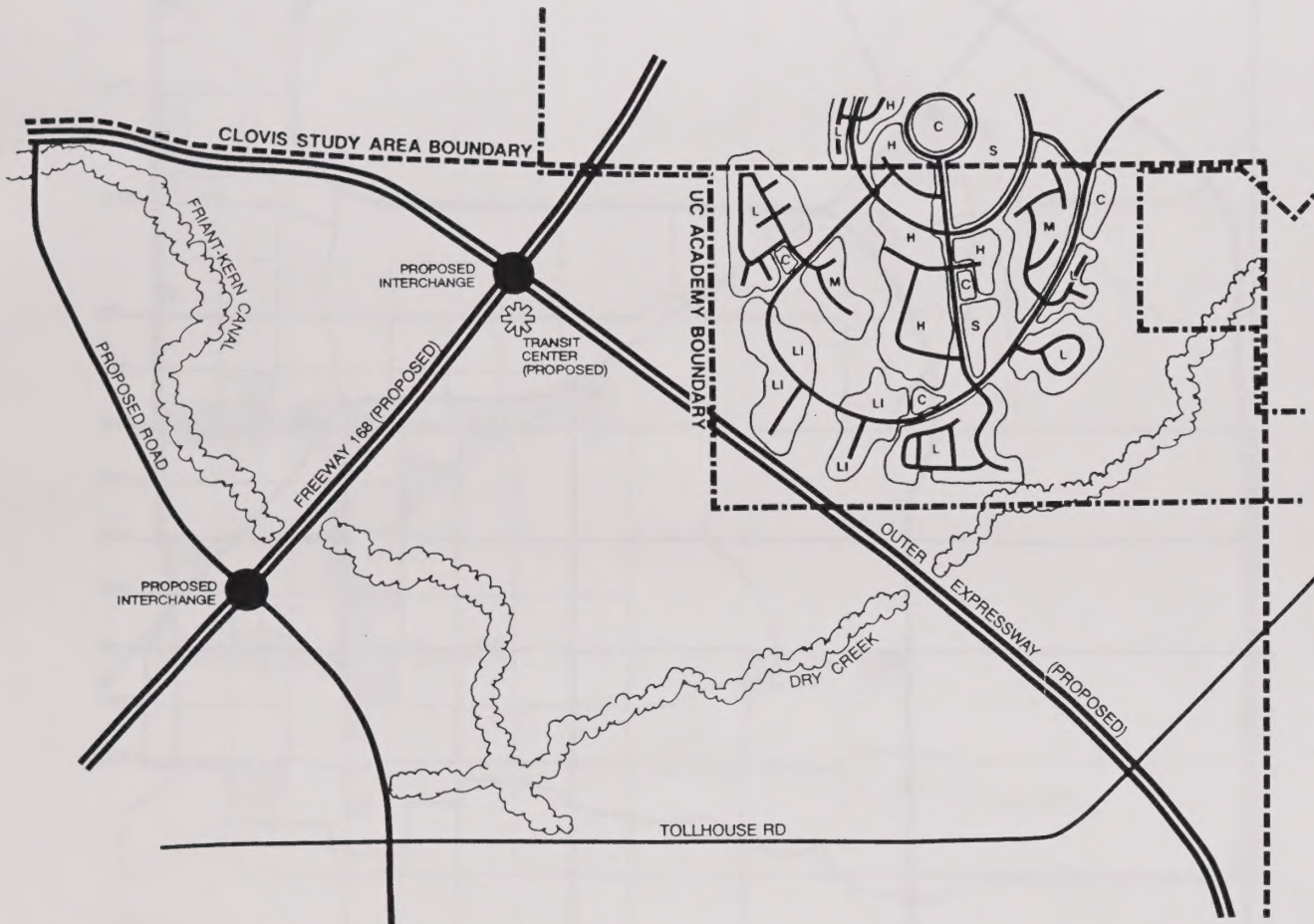
Sierra Beltway Concept



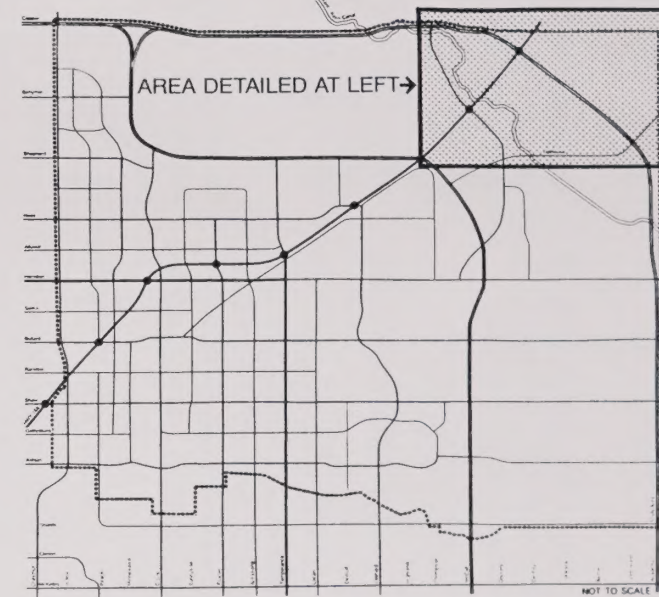
UC Academy Site/Clovis Study Area Overlap

UC Academy Land Use Designations

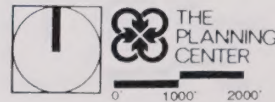
L	Low Density Residential
M	Medium Density Residential
H	High Density Residential
C	Commercial/PRT Station
S	School
LI	Light Industrial



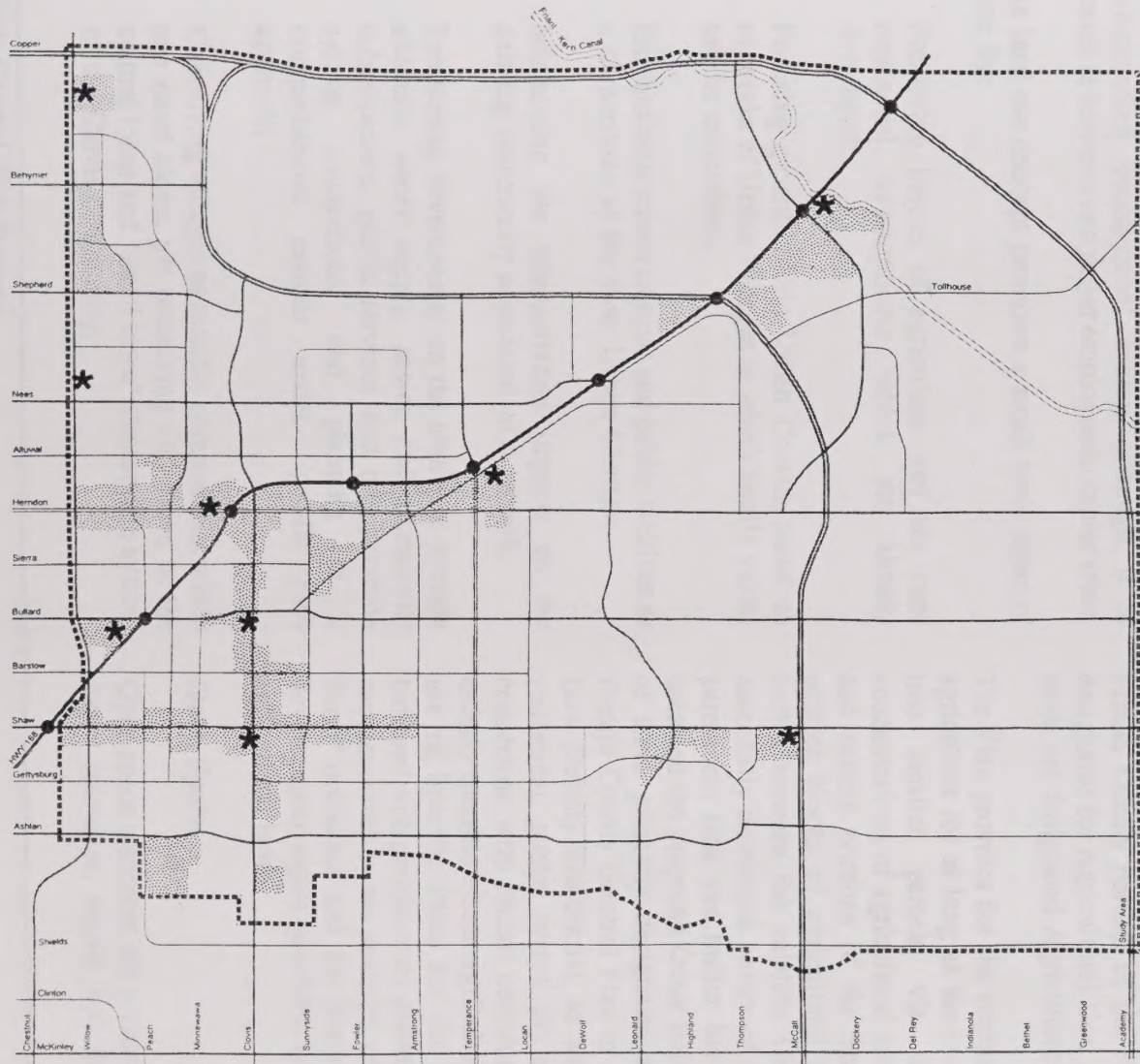
Source: "Academy Campus Community," Fresno County Public Works & Development Services Dept.



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Major Employment Centers



- Major Employment Centers
- Transit Centers

are concentrated to correspond to major transportation routes along the inner beltway, Highway 168 and Old Tollhouse Road, as well as the business corridors along Clovis Avenue, Herndon Avenue and Shaw Avenue for ease of access within Clovis as well as neighboring communities. Employment Centers preserve the small town integrity of the Urban Villages by concentrating employment in nodes associated with transportation routes.

Transit centers are located to complement a number of employment centers at the intersections of: Clovis and Shaw Avenues; Clovis and Bullard Avenues; Herndon Avenue and Highway 168; Temperance Avenue and Highway 168; Bullard Avenue and Highway 168; Highway 168 and a proposed roadway alignment between Del Rey and Dockery Roads, located to the southwest of the Friant-Kern Canal; the inner beltway and Shaw Avenue; and Chestnut Avenue to the south of the outer beltway. At Nees Avenue at Chestnut Avenue, a Transit Center is sited without a corresponding employment center, although it is located in between two major employment center areas.

The land use concept promotes a small town sense of place by:

- Preserving blocks of agriculture and the rural residential developments which are already developed;
- Focusing growth within Urban Centers based on networks of Urban Villages in which family values can be maintained;
- Emphasizing school campus and public facilities as a cornerstone of the three Urban Centers;
- Minimizing the transportation impacts on the existing community associated with growth;
- Predicating development on the ability to provide adequate water supply, sewer and stormwater infrastructure; public services and transportation system connections, and planning in a comprehensive manner under Specific Plan approval;
- Conceiving villages as satellite communities which can stand alone, yet preserving Old Town as the central focus and "small town" atmosphere symbol of the Clovis community;

- Absorbing employment and services demand as population increases by situating Employment Centers on transit corridors.

Resource Strategy

The General Plan reflects a resource strategy which responds to the issues of agricultural preservation under increasing pressures for development, a need for the provision of recreation and open space amenities, and uncertain water resources and quality.

Agriculture

Following the logging era, the traditional use of the Clovis area is agriculture, with uses ranging from small hobby farms to large scale agricultural operations. The smaller hobby farms are located within the Clovis City limits and the rural residential areas. The larger agricultural operations are located in the unincorporated Fresno County portion of the Project Area, in lands designated for Agricultural Use. The majority of these lands are designated Agriculture by Fresno County.

The Plan provides for the continuation of commercial agriculture for as long as the areas are not subdivided into smaller parcels via the maintenance of concentrations of agricultural activities in the northern and eastern portions of the Study Area. The Plan utilizes blocks of agricultural land as a permanent buffer between the satellite Urban Centers and the essentially developed nature of the City, as well as a permanent land use buffer between residential land uses and the proposed Outer Beltway. The conversion of lands presently designated as Agriculture by the Fresno County General Plan to Rural Residential and Low Density Residential, as well as higher intensity residential, public, mixed use and industrial uses in connection with transit corridor nodes represents an orderly transition from agriculture to urban uses. The use of Specific Plans for the three Urban Centers, buffered with permanently preserved agricultural lands, supplemented by the potential adoption of a "Right-to-Farm" ordinance and the potential for acquisition of development rights provides for the preservation of agricultural lands.

Open Space

Open space resources are preserved in connection with water resources, canals and transit corridors. The

emphasis of the Plan is threefold: regional recreation facilities are achieved by the preservation of a total of 1,791 acres of land primarily in the northern portion of the Study Area adjacent to the dam for dual uses - flood control and active recreation. In the southeast quadrant of the Study Area open space preserved in conjunction with water basins; canals are designated open space for establishment of a trails network; and the use of transportation corridors to accommodate near and long term public facilities (stormwater detention), managed wildlife habitat, and passive and active recreational opportunities (bicycle and hiking trails) in natural, semi-natural and agrarian settings. A total of 1,091 acres are designated for water basins, some of which will provide recreation opportunities.

Goals and Policies

The goals and policies which follow reflect Clovis' desire for a balanced community that is economically vital, provides for a variety of housing needs, and retains its agricultural and small town character, while at the same time maintaining a predominant position in the region.

Goal 1:

A Self-sustaining Community Which Provides A Full Range Of Land Uses And Related Amenities.

Policy 1.1: Concentrate growth around Urban Centers.

Policy 1.2: Promote neighborhoods that provide a balanced mix of land uses and development types that are supportive of community lifestyle and "small town" character.

Policy 1.3: Encourage creative mixed-use development through zoning and development standards.

Policy 1.4: Provide flexibility in land use planning to be responsive to market demands.

Policy 1.5: Provide opportunities for neighborhood interaction.

Actions:

- Establish a primary land use focus or theme within each of the three Urban Centers.
- Utilize Specific Plans to implement and regulate development of Urban Centers. Specific Plans shall be regulatory and shall specifically establish uses allowed and the configuration of uses.
- Prepare and adopt Design Guidelines as part of the Specific Plan process for each Urban Center.
- Establish a network of Urban Villages within each Urban Center, based on the concept of neighborhood building blocks, comprised of approximately 160 acre neighborhoods situated around a Village Center mixed use activity core, which provide public activities and services within 1/4 mile to 1/2 mile distance to higher density residential.
- Require adequate park, open space, connections with communitywide and regional trail systems, and recreational facilities within each Urban Village neighborhood.
- Develop land use compatibility criteria that ensure compatibility between uses in mixed-use projects.
- Provide for an adequate amount of institutional land uses to meet the social, economic, cultural, spiritual and educational needs of the residents through education "campuses" as the focal point within each Urban Center, with the Village Centers as the core within each Urban Village.
- Incorporate safe and direct pedestrian linkages in the design and development of residential areas to school sites, parks and community activity centers.
- Cluster commercial uses and mixed-uses in Employment Centers.

Goal 2:

Future Land Uses of High Quality Design That Are Compatible With Existing Development And Are Sensitive To Existing Natural Resources.

Policy 2.1: Emphasize quality development designed as part of the City's neighborhood concept.

Policy 2.2: Promote a diversity of land use densities and intensities in appropriate areas of the City.

Policy 2.3: Encourage higher density residential development as a component of mixed-use activities.

Policy 2.4: Require new urban development to be designed around the Urban Village neighborhood concept.

Policy 2.5: Provide for the permanent preservation of open space lands that contain important natural resources and water features.

Policy 2.6: Place the major responsibility of achieving land use compatibility and buffering on the higher density/intensified land use.

Policy 2.7: Allow flexibility of land use options with quality assured through performance standards and design guidelines.

Policy 2.8: Continue to mandate the use of the Specific Plan process for new areas of urban development.

Actions:

- Revise the Zoning Code to be consistent with the General Plan land use designations.
- Develop performance standards and design guidelines that establish land use compatibility criteria for residential, commercial, industrial and open space land uses for incorporation into the City's Zoning Ordinance.
- Establish a Mixed Use Overlay Zone which provide incentives to vertical development and a range of housing opportunities, which allows for intensification of land that is developed in the Mixed Use designation.

Goal 3:

A Variety of Residential Uses That Accommodate a Range of Household Needs and Styles

Policy 3.1: Conserve areas for lower density semi-rural residential character as well as providing for further development of variable lot size subdivisions to meet the continuing demand for housing in Clovis.

Policy 3.2: Retain the integrity of existing residential neighborhoods by protecting them from incompatible land uses.

Policy 3.3: Require residential development to contribute to and become a part of a neighborhood defined by a central park feature, a school complex, a hierarchy of streets, pedestrian pathways, and other neighborhood amenities.

Policy 3.4: Maintain a mix of residential uses consistent with capabilities of the City and other agencies to provide public facilities and services.

Actions:

- Utilize the General Plan Mixed-Use designation and Zoning Ordinance to provide for a variety of residential products, including senior, low income, and creative applications of higher density housing types with densities up to 43 dwelling units per acre in association with provision of lower income housing in proximity to transit centers.
- Locate rural residential and lower density residential adjacent to open space and agricultural areas and locate higher density residential development in proximity to Activity Centers in Urban Villages, Transit Centers and Employment Centers .

Goal 4:

A Revitalized Old Town Area which continues to be the "Center" of the community.

Policy 4.1: Support the development of land uses that provide both daytime and evening activities.

Policy 4.2: Emphasize human scale and pedestrian shopping activity.

Policy 4.3: Ensure quality turn-of-the century design in the Old Town area.

Policy 4.4: Encourage specialty retail uses which attract the regional market.

Policy 4.5: Allow for the adaptive re-use of existing commercial and industrial structures consistent with the adopted design theme.

Policy 4.6: Require design review for new development proposed in the Old Town.

Actions:

- Designate Old Town as the origination point for public celebrations.
- Prepare comprehensive urban design guidelines for the Old Town area.
- Adopt and implement a plan for the railroad right-of-way through the downtown area.

Goal 5:

A well-balanced and diversified economy that provides a variety of economic and employment opportunities.

Policy 5.1: Seek the development of expanded commercial and industrial land uses that are consistent with the economic needs and goals of the City.

Policy 5.2: Promote the development of a range of commercial and clean industrial land uses that provide a diversity of employment opportunities.

Policy 5.3: Provide for the development of quality employment centers rather than relatively inefficient strip commercial development.

Policy 5.4: Concentrate employment centers primarily at Transit Centers, at circulation interchanges on transit corridors, at interchanges along the inner and outer beltway, and along the Clovis Avenue, Herndon Avenue and Shaw Avenue business

corridors, in order to protect residential neighborhoods from disruption due to vehicular through traffic.

Policy 5.5: Reserve areas designated as employment centers until comprehensive development can be undertaken.

Policy 5.6: Locate expanded, well designed, aesthetically pleasing and environmentally sensitive industrial development in multiple centers throughout the Project Area, with emphasis on proximity to transit corridor or business corridor access.

Policy 5.7: Require buffering between industrial and commercial land uses, high traffic corridors and adjacent residential neighborhoods.

Actions:

- Establish a mixed-use zoning designation which allows for a combination of uses (e.g. commercial, service, office, high density residential, light industrial, public or quasi-public).
- Prepare commercial and industrial development design guidelines which promote lot consolidations and comprehensive master planning.
- Develop a program which provides economic incentives to property owners to improve the appearance of existing commercial and industrial areas.
- Adopt and enforce design guidelines for the physical appearance of buildings, grounds and signage of all industrial and commercial sites.

Goal 6:

Revitalized Areas Currently Characterized By A Mix of Vacant and Underutilized Properties, Outdated Design or Poorly Maintained Development.

Policy 6.1: Assist in and promote the development of vacant infill and underutilized parcels in the City.

Policy 6.2: Provide for the continued revitalization and intensification of selected opportunity areas within the City.

Policy 6.3: Promote the conservation and rehabilitation of existing land uses.

Policy 6.4: Strengthen existing viable uses by seeking the redevelopment or redesign of adjacent incompatible land uses.

Policy 6.5: Promote parcel consolidation or coordinated planning of adjacent parcels through incentive programs and planning assistance.

Actions:

- Continue the activities of the Clovis Redevelopment Agency in focusing on key projects where a public/private partnership is welcomed.
- Focus revitalization activity along the Shaw Avenue, Herndon Avenue and Clovis Avenue business corridors.
- Work with local merchants within the Redevelopment Area to develop a strategy for developing and retaining businesses in the downtown, utilizing Redevelopment Agency revenues to encourage desired uses to locate in the downtown area.
- Promote the development of commercially designated areas in the central and southwest areas of the City before expanding into new development areas.

Goal 7:

The Conservation And Management of Agriculturally Productive Lands.

Policy 7.1: Support continued agricultural use of prime agricultural lands within the region where it can be sustained at an operational scale.

Policy 7.2: Retain agricultural land in economically viable sized parcels.

Policy 7.3: Incorporate agricultural uses for greenbelts, buffers between land uses, and as part of multiple use water management areas.

Actions:

- Consider undertaking a study of the impacts of the acquisition of development rights to provide long-term preservation of agricultural lands.
- Consider a study of the impacts of the adoption of a "Right to Farm Ordinance" which contains performance standards for protection of farming uses from encroaching urban uses.
- Consider the practice of providing land use buffers to separate productive agricultural land from land uses that are sensitive to agricultural practices.
- Consider the requirement of a minimum parcel size of 20 acres in the Agricultural land use designation.

Goal 8:

The Orderly Conversion of Agricultural Lands to Urbanized Land Uses.

Policy 8.1: Allow agricultural lands within the Project Area to be converted to planned urban uses in a gradual, phased and orderly manner.

Actions:

- Develop design standards to achieve the transition from agricultural land uses to urbanized land uses.
- Establish a growth management program that provides for the orderly development of agricultural lands planned for urban use through the Specific Plan process.

Goal 9:

Control In the Development of Lands Within Clovis' Project Area.

Policy 9.1: The City of Clovis shall take a leadership role in the land use planning for the entire Clovis Project Area.

Policy 9.2: Ensure development is well-planned and well-developed.

Policy 9.3: Plan for the conservation and development of designated urban areas in and around Clovis.

Actions:

- Fresno County, City of Fresno, and the City of Clovis shall mutually designate the City of Clovis as the lead agency for purposes of processing, reviewing and approving all urban development within the Sphere of Influence.
- Continue participation in the Joint Resolution on Metropolitan Planning with The County of Fresno and the City of Fresno to deal with growth, orientation of development (transit corridors, Urban Centers, Employment Centers, highway extensions) and the balance of land uses in areas currently under County control.
- Coordinate with the University of California on the design and adoption of a Site Plan for the potential UC at the Academy site.
- Pursue annexation and urban growth in a manner which is mutually beneficial to Clovis and other governmental entities within the region.

Goal 10:

Sound City fiscal conditioning underlying growth conditions.

Policy 10.1: Require that new development is funded so as not to have a negative fiscal impact on the City's General Fund.

Policy 10.2: Require a fiscal impact analysis of all specific plans and major development proposals.

Policy 10.3: If a project supplies housing that meets very low and low income housing needs, significant open space, job creation, and other public benefits, they may be used in calculating fiscal impact.

Actions:

- Continue to prepare a multi-year capital improvement and services budget.
- Establish a Development Monitoring Program and an annual reporting system to track development and infrastructure/service improvement needs and provision.

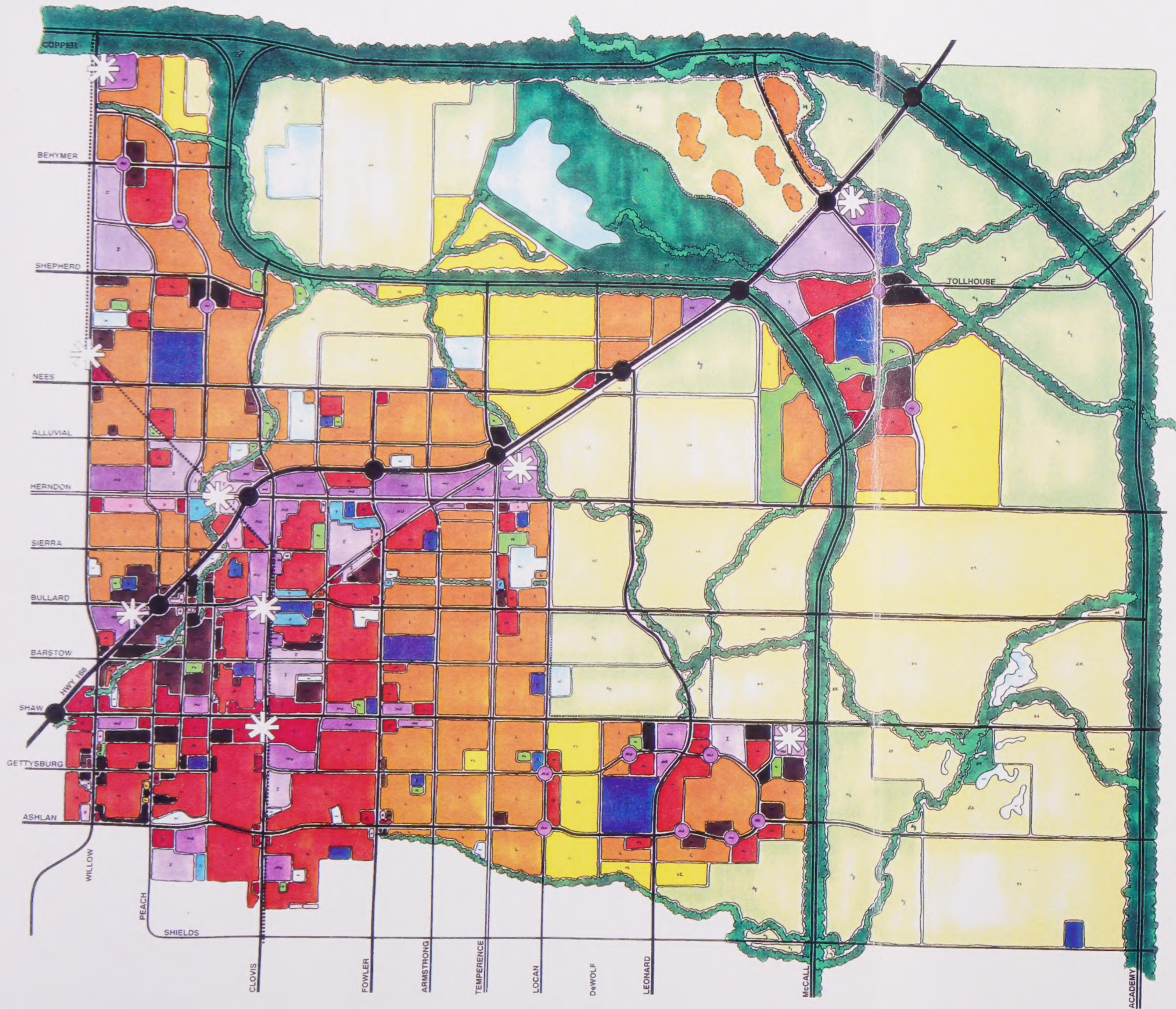
Land Use Plan Designations

State law requires general plans to include a land use diagram that designates the general location, intensity and use of lands within the community's project area. The Land Use Plan represents the graphic guide for the development of the community. The land use patterns and areas identified are intended to provide the basis for more detailed land use designations, densities, requirements and standards established in the zoning Ordinance. The Land Use Plan is separated into eleven major land use designations, within which the Residential designation is further differentiated into seven categories.

Many of the land use categories reflected in the current Land Use Plan have been consolidated to help simplify the general plan. The proposed Land Use Plan focuses on the use of density ranges. By focusing on the use of density ranges, in conjunction with performance standards, a creative approach to land use planning can be achieved.

The following Table 2-1 presents acreage for each of the land use designations represented by the Land Use Plan Map. Residential densities are expressed as a average of the allowable range of dwelling units per gross acre, which correlates to a generalized lot size per acre. Residential density ranges are identified for each residential category. For Non-Residential designations, building intensities are expressed in floor area ratio (FAR), which corresponds to the ratio of the area of the structure to the total land area of the parcel on which it stands. The overall acreage, and density/intensity of each land use represents the basis for establishing the nature of the plan. Table 2-2, General Plan/Zoning Correlation, shows the zoning districts which currently correspond to each land use designation and recommended future zoning classifications.

Land Use Plan



- Residential**
 - Agricultural (1 DU per 20 AC)
 - Rural (5 DU/AC)
 - Very Low (6 - 20 DU/AC)
 - Low (2.1 - 4.0 DU/AC)
 - Medium (4.1 - 7.0 DU/AC)
 - Medium-High (7.1 - 15.0 DU/AC)
 - High (15.1 - 25.0 DU/AC)
- Commercial
- Office
- Mixed Use
- Ind./Employment Center
- Public Facilities
- Schools
- Parks
- Open Space
- Water Basin
- ✱ Transit Center
- Village Center
- Special Study Area - to be included in Specific Plan Study

**TABLE 2-1
CLOVIS GENERAL PLAN
LAND USE SUMMARY**

Land Use ¹	Density Range/ FAR ²	Gross Acres	DUs/ Sq.Ft. ³	H.H.Size/ Sq.Ft./Job	Pop.	Jobs	Percent of Total
RESIDENTIAL							
Agriculture (1 DU/20AC)	1 DU/20 AC	9,599	480	3.2	1,538	373	20.2
Rural (1 DU/2AC)	.5 DU/AC	10,695	5,348	3.2	17,114		22.5
Very Low (2 DU/AC)	.6-2.0 DU/AC	2,615	5,230	3.2	16,736		5.5
Low (2.7 DU/AC)	2.1-4.0 DU/AC	6,789	18,330	3.2	58,657		14.3
Medium (4.1 DU/AC)	4.1-7.0 DU/AC	3,169	12,993	3.2	41,577		6.7
Medium High (10.2 DU/AC)	7.1-15.0 DU/AC	690	7,038	2.8	19,706		1.5
High (17.1 DU/AC)	15.1-25.0 DU/AC	455	7,781	2.0	16,562		1.0
Mixed-Use (Residential)	7.1-25.0 DU/AC ⁷	335	4,722	2.3 ⁴	10,859		.7
Subtotal ⁵		34,347	61,922	2.7 avg.	181,749	373	72.4
NON-RESIDENTIAL							
Commercial	.25	623	6,337,826	350		18,108	1.3
Office	.25	144	1,855,447	250		7,422	0.3
Mixed Use	.25-1.0	1,135	12,294,187	250 -350		38,383	2.4
Village Center - Mixed Use	N/A	120	513	2.0/20		2,828	0.3
Industrial	.35	1,109	13,262,972	500-1,500		16,904	2.3
Public	N/A	144	N/A	20		2,939	0.3
Schools	N/A	851	N/A	2.3-3.3		2,281	1.8
Parks	N/A	548	N/A	N/A			1.2
Open Space	N/A	1,791	N/A	N/A			3.8
Water Basin	N/A	1,091	N/A	N/A			2.3
Beltway	N/A	1,204	N/A	N/A			2.5
Major R.O.W.	N/A	4,366	N/A	N/A			9.2
Subtotal	N/A	13,126	33,750,432	N/A	1,026	88,865	27.7
TOTAL⁵	N/A	47,473	62,435 DUs 33,750,432 sf	N/A	182,775	89,238	100.0%

¹ Densities reflect an average gross density based on the permitted range of dwelling unit per acre for each category.

² Building intensities are expressed in Floor Area Ratio (FAR) which corresponds to the ratio of the area of the structure to the total area of the parcel on which it stands. Residential density is expressed in dwelling units per gross acre (DU/AC), although gross acres include land which must be removed for local streets, parks, collector and arterial roads and infrastructure.

³ Non-residential square footage is determined by multiplying the net acres by the appropriate FAR.

⁴ Reflects the average of the household size for each permitted density within individual mixed-use areas.

⁵ Totals may not agree with sum of independent entries due to rounding.

⁶ Total number of dwelling units and population differs between the Land Use Summary of the General Plan and the Land Use Summary of the EIR. The General Plan reflects the actual proportion and density of residential uses in the Mixed-Use designation. The EIR assumes a worst-case scenario of a higher proportion of high density residential within the Mixed-Use designation.

⁷ The 7.1 - 25.0 du/ac represents a target density range. Under the proposed mixed use overlay zone, densities up to 43 du/ac may be achieved in specific mixed use areas adjacent to transit centers. The specific acreage and location of these mixed use areas with higher density potential is yet to be determined on a case-by-case basis.

The Land Use Plan projects a total of 62,435 housing units at buildout, with a population of 182,775 based on average target densities and proposed land use distribution within the Mixed Use areas. These numbers closely reflect actual potential buildout, although application of density bonus provisions and development at the maximum density range to ensure provision of affordable housing may increase the buildout potential. The Land Use Plan and associated housing units at buildout contained in the EIR represent a maximum density buildout scenario in the mixed use areas. An anticipated 89,238 employment opportunities are generated.

It is estimated that build-out of the General Plan would take place in approximately the year 2030, based on: economic conditions and assumptions; state job growth; and an increasingly important role of the San Joaquin Valley region in the State economy. Annual population growth during the 1992-2000 period is projected at 1,944, increasing to 4,814 by the year 2020-2030. The projected annual average growth rates for population which range from 2.7 percent in the 1992-2000 period to 2.9 percent in the 2020-2030 period are significantly lower than the historic population growth rate of 3.4 percent per year. The General Plan places Clovis in the position of a regional employment center, with employment expansion reflecting this new role. It is projected that incremental jobs will increase by 974 per year between 1992-2000, increasing to 2,218 per year from 2020-2030. Employment growth rates are projected to be the same as the 1980-92 rates during the 1992-2000 period, with a gradual downward trend.

The ratio of population per housing unit is estimated at an average of 2.72 persons per housing unit, with a range from 2.0 for High Density Residential and Mixed-Use High Density Residential to 3.2 persons per dwelling unit in the lower density residential ranges. The employment ratio per housing unit increases from .83 jobs per household in 1992 to a projected 1.18 jobs per household in 2030.

The land use designations are described as follows:

Residential

Agricultural

The agricultural category has been established to help conserve productive agricultural lands within the

Project Area. One dwelling unit per 20 acres is the maximum density permitted.

Rural Residential (0-.5 du/ac)

The rural residential category provides for the development of residential uses at a maximum density of up to .5 dwelling units per acre, or one dwelling unit per 2 acres. Many areas within this designation have underlying zoning which requires a minimum of 5 acres per dwelling unit. This category allows very low density residential uses and small scale agricultural operations. Rural residential uses may be dispersed uniformly across the land or be sited so to leave more acreage for orchards, pastures, or other agricultural or open space activities.

Very Low (.6-2.0 du/ac)

The very low density category provides for development of large lot single family residences and appurtenant structures within an identifiable residential neighborhood.

Low (2.1-4.0 du/ac)

The low density category provides for the development of conventional single family detached houses.

Medium (4.1-7.0 du/ac)

The medium density category provides for the development of medium density single family uses. Detached and attached single family homes, patio homes or zero lot line homes are allowed within this category. The permitted level of density will be based upon the achievement of performance standards.

Medium-High (7.1-15.0 du/ac)

The medium-high density category provides for the development of moderately dense residential uses, such as multi-family apartments, duplexes, townhouses and small lot single family detached uses. The permitted level of density will be based upon the achievement of performance standards.

High (15.1-25.0 du/ac)

The high density category provides for the development of multiple family apartments and condominiums.

**TABLE 2-2
GENERAL PLAN/ZONING CORRELATION**

Proposed General Plan Land Use Category	Corresponding Existing Zoning Categories	Proposed Zone Categories
Agricultural		A
Rural Residential (.5 du/ac)	R-A 24,000	RR
Very Low (.6 - 2.0 du/ac)	R-1-A R-1-Ah 18,000	R-1-A
Low (2.1 - 4.0 du/ac)	R-1-B 12,000 R-1-C 9,000	R-1 6,000 R-1-B R-1-C
Medium (4.1 - 7.0 du/ac)	R-1 6,000	R-1
Medium-High (7.1 - 15.0 du/ac)	R-2 R-2-A	R-2 R-2-A
High (15.1 - 25.0 du/ac)	R-3 R-3-A	R-3 R-3-A
Office	C-P	C-P
Mixed Use	C-P C-2 C-3 C-M M-1 M-2 R-2 R-2-A R-3 R-3-A R-4 MP C-R	Mixed-Use Overlay ¹
Commercial	C-1 C-2 C-R P-C-C	C-1 C-2 C-R P-C-C
Industrial	C-M M-1 M-2 M-P	C-M M-1 M-2 M-P
Public Facilities	C-R P-F	C-R P-F
Schools	P-F	P-F
Parks	O	O
Open Space	O	O
Water Basin	P-F	P-F
Transit Center	---	P-F
Beltway	---	P-F
Village Center	---	Part of Specific Plan for Urban Center ²

--- = No Existing Category

1 The City may choose to create a Mixed-Use Overlay Zone, or a Planned Community/Planned Commercial Zone to implement the Mixed-Use Designation.

2 The Village Center designation does not require a correlative zoning classification. The Village Center will be addressed within the specific plans required to implement the Urban Centers.

Non-Residential

Office

The office category provides for the development of professional offices, corporate headquarters, research and development, medical facilities and limited related retail uses.

Mixed Use

The mixed use category provides for the development and/or redevelopment and enhancement of already developed areas of a complementary and creative mix of retail, professional office, industrial, business park, medical facilities and higher density residential uses that are located on the same parcel or within the same project area. The intent of the mixed use category is to provide the opportunity for combinations of land uses which achieve superior design or functional standards not typical of individual land uses. Mixed use projects may either be free-standing within a project area, or combined in one single building. All land uses proposed within the mixed use category will be subject to special review procedures which require a site plan or development plan. The mixed use designation will be implemented by a Mixed Use Overlay Zone or similar mechanism, which may apply density bonus provisions for inclusion of low income housing in mixed-use projects.

Thirty-five mixed use areas, as well as a number of Village Centers, have been identified within the Clovis General Plan. The following Mixed Use Exhibit identifies the Mixed Use areas by number. The Mixed Use Design Guidelines in Table 2-3 establish the primary uses, secondary uses, maximum building height, floor area ratios, residential densities, design features and specific comments. "Not to Exceed" targets for the percentage of the total site area which should be devoted to the secondary land use are reflected in the Secondary Use column. Secondary uses are considered those uses which are compatible with the primary use, yet never exclusively make up more than the primary use. Special uses are called out for areas with unique conditions such as a proposed transit center or a hotel. Floor area ratios (FAR) are "targets" and do not represent fixed ratios. However, development should attempt to be within a reasonable range of the recommended FAR. Mixed use areas containing residential uses have been assigned a general density which is compatible with the surrounding uses and/or commensurate with the other

recommended uses. Special sign regulations for areas along major highways or encouragement of pedestrian oriented development such as street-side cafe's are examples of features and elements which have been called out under design features and comments.

Commercial

The commercial category provides for the development of commercial retail uses at a neighborhood, community and regional level of scale. This category would include commercial uses that are typically permitted within the existing neighborhood commercial, community commercial, regional commercial categories, and planned commercial center designation. Commercial uses will be permitted based on their compatibility with surrounding land uses.

Industrial

The industrial category provides for the development of a wide variety of heavy industrial, light industrial, business park, research and development uses. The specific types of industrial uses allowed in this category will be based on zoning and performance standards that minimize environmental impacts and compatibility with the surrounding community.

Public Facilities

The public facilities category provides for the development of various public and quasi-public uses such as city hall facilities, corporate and maintenance yards, cemeteries, churches, meeting halls and the rodeo grounds.

Schools

The school category depicts the location of existing, proposed and needed schools. School sites not existing or proposed are conceptually located in a general area of need. Public and private schools are a permitted use in all single family residential areas. More specific sites will be identified through the Urban Center Specific Plan process.

Parks

The parks category depicts existing and proposed park sites located in the City. The Conservation and Open Space Element reflects the conceptual location of

**TABLE 2-3
MIXED USE DESIGN GUIDELINES**

Area No.	Primary Use	Secondary Uses ¹	Special Uses	Max. Height/ Stories	F.A.R./ Residential Density	Design Features and Comments
Village Centers	Quasi Public Facilities	25% Residential 25% Recreation Facilities	Senior Housing in conjunction with religious institution	2	.5/High	• Pedestrian Orientation • Shared Parking • Serves Immediate Community
1	Office	25% Residential 25% Commercial	Transit Station Hotel	5	.75/High	• Entry Treatment Opportunity • Transit Orientation • Pedestrian Orientation • Special Sign Regulations • Water Basin Recreation Opportunity • Shared Parking • Connect with Regional Trail Network
2	Community Commercial	25% Residential		3	.5/Medium- High	• Entry Treatment Opportunity • Serves Regional Community • Adjacent Residents
3	R & D Incubator Industrial	20% Residential 50% Office		3	.5/High	• Special Sign Regulations • Connect with Regional Trail Network
4	Park & Ride Facility	Freeway Commercial Office Hotel (25% Total)		3	.5	• Special Sign Regulations
5	Freeway Commercial	25% Office 25% Hotel		3	.75	• Shared Parking • Connect with Regional Trail Network • Special Sign Regulations • Historic Design Features • Pedestrian Orientation
6	Retail/Commercial	25% Prof. Office 25% Residential		2	1/High	• Historic Design Features • Pedestrian Orientation • Shared Parking • Re-Use of Existing Buildings
7	Hotel/Conference Center	Sports Complex	University Facilities	10	1.0	• Special Sign Regulations • Entry Treatment Opportunity • Shared Parking
8	Retail/Commercial	40% Prof. Office 25% Residential	Auto-Related Uses	2	1.0/High	• Transit Orientation • Shared Parking • Historic Design Features • Pedestrian Orientation
9	Community Commercial	15% Residential		2	.5/High	
10	60% Retail/Commercial	40% Prof. Office		2	.8	• Transitional Area • Shared Parking
11	Community Center	20% Residential	Mobile Home Park	2	.5/High	• Entry Treatment Opportunity
12	Industrial	40% Commercial	Residential along Minnewawa	3	.5/Medium- High	
13	Residential	70% Commercial		3	.5/Med. High	• Adjacent to inner beltway • Connect with regional trail network
14	Freeway Commercial	Mid-Rise Office Hotel (40% total)		3	.5	• Special Sign Regulations
15	Retail/Commercial	40% Office		2	.25	• Special Sign Regulations • Buffer Adjacent Residential
16	Office	25% Comm./Retail 10% Residential	Hotel	3	.5/High	• Special Sign Regulations
17	Business Park	20% Comm./Retail 10% Residential	Hotel	3	.5/High	• Special Sign Regulations
18	Business Park	25% Comm./Retail 10% Residential	Hotel	3	.5/High	• Special Sign Regulations

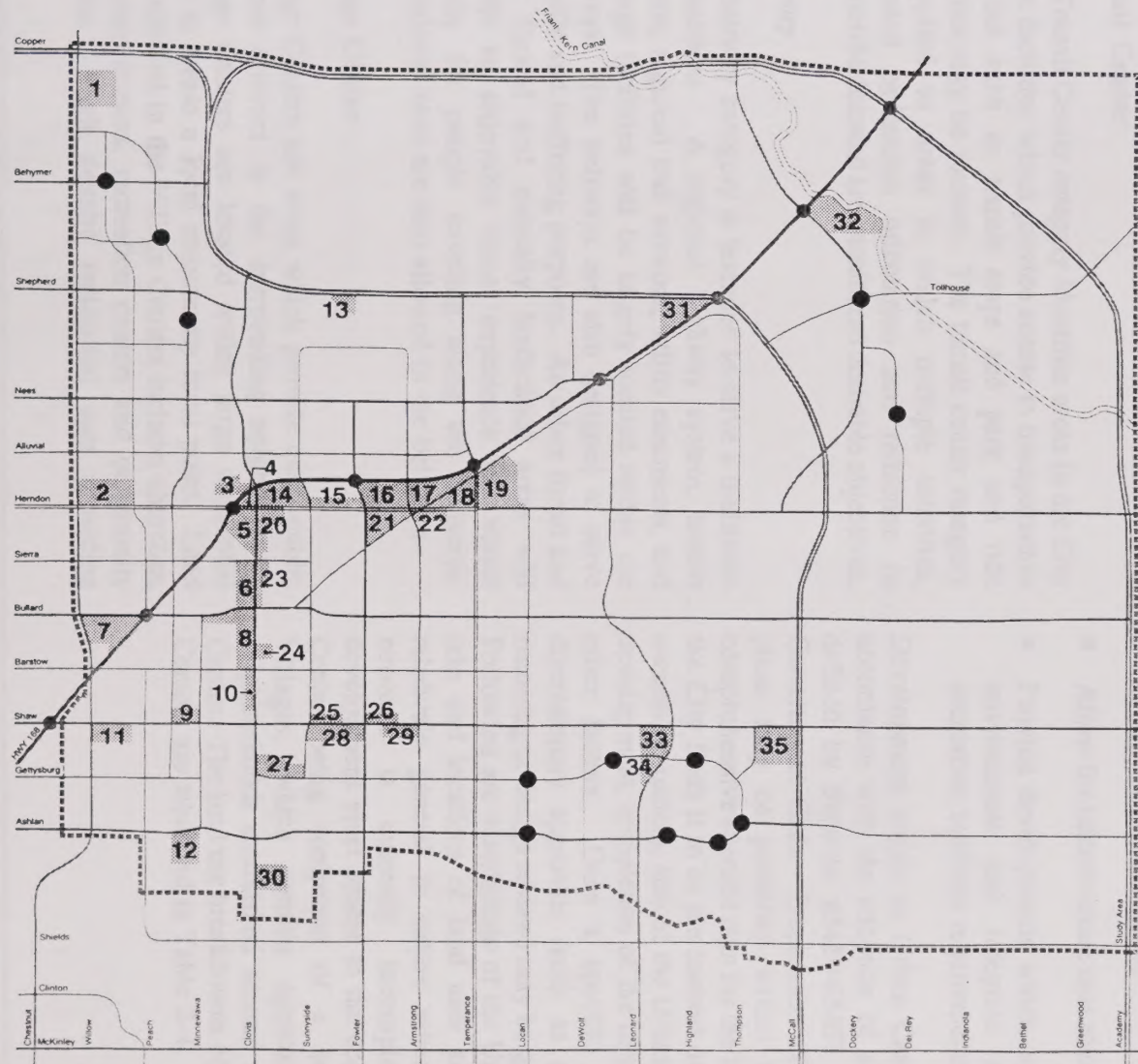
¹ Percentage shown represents a "not to exceed" usage percentage for the secondary permitted uses within mixed use areas up to which the maximum shown will be considered.

**TABLE 2-3
MIXED USE DESIGN GUIDELINES**

Area No.	Primary Use	Secondary Uses ¹	Special Uses	Max. Height/ Stories	F.A.R./ Residential Density	Design Features and Comments
19	Medical Facilities	10% Educ. Facilities 30% Office	Convalescent Home Hospice Facility; Congregate Care; Hotel; Extended Care Facility	5	.75/High	• Transit Orientation • Protect Adjacent Single Family Development • Connect with Regional Trail Network • Special Sign Regulations • Entry Treatment Opportunity • Pedestrian Orientation
20	Freeway Commercial	20% Office 10% Hotel		2	.8	• Shared Parking • Historic Design Features • Pedestrian Orientation
21	Residential	10% Water Resources 20% Commercial	Comm. Rec. Facilities Tennis Club	3	.5/Medium	
22	Office	25% Residential 25% Retail	--	3	.5/Medium	• Buffer Adjacent Residential
23	Retail/Commercial	25% Prof. Office 25% Residential	CCDA Residential	2	.8/High	• Shared Parking • Historic Design Features • Pedestrian Orientation
24	Retail/Commercial	40% Incubator Bus. 20% Prof. Office 10% Residential	Auto Service Area Quasi-Retail	2	.25/Medium-High	• Transit Orientation • Shared Parking • Historic Design Features • Pedestrian Orientation
25	Office	40% Residential	Banks; Motel/Hotel; Restaurants	2	.25/Medium-High	• Buffer Adjacent Residential
26	Office	25% Residential	Restaurants; Banks	2	.25/Medium-High	• Buffer Adjacent Residential
27	Commercial/Retail	40% Office 25% Residential	High Rise Residential	5	.75/High	• Serves Regional Community • Shared Parking • Entry Treatment Opportunity • Pedestrian Orientation • Density Bonus or R-4 Zoning may apply
28	Office	40% Residential	Senior Housing	2	.25/Medium-High	• Buffer Adjacent Residential
29	Office	25% Residential		2	.25/Medium-High	• Buffer Adjacent Residential • Owner Occupied Units
30	Specialty Retail/Commercial	25% Office	Gymnastic School	3	.5/Medium-High	• Re-Use of Existing Buildings • Historic Design Features • Entry Treatment Opportunity • Pedestrian Orientation
31	Residential	25% Office 25% Retail	Residential	3	.75/High	• Connect with Regional Trail Network • Special Sign Regulations • Entry Treatment Opportunity
32	Commercial/Retail	25% Office 25% Residential		5	.75/High	• Shared Parking • Transit Orientation • Connect with Regional Trail Network • Special Sign Regulations • Entry Treatment Opportunity • Pedestrian Orientation
33	Commercial/Retail	40% Office	Public Facility	3	.5	• Connect with Regional Trail Network • Pedestrian Orientation
34	Office	25% Residential	Public Facility	3	.5/Medium-High	• Pedestrian Orientation
35	Commercial/Retail	25% Residential		5	.75/High	• Connect with Regional Trail Network • Transit Orientation • Shared Parking • Special Sign Regulations • Entry Treatment Opportunity • Pedestrian Orientation

¹ Percentage shown represents a "not to exceed" usage percentage for the secondary permitted uses within mixed use areas up to which, the maximum shown will be considered.

Mixed Use Areas



needed park facilities. Parks are a permitted use in all residential areas.

Open Space

The open space category is applied to areas that provide active and passive open space opportunities. The open space category is applied along multi-use corridors, canals, large easements and commercial recreational uses.

Water Basin

The water basin category is applied to existing and planned retention ponds located in the Project Area. The water basins are intended in many cases to be a joint use facility providing flood control and recreational opportunities, wherever possible. Water basins are an allowable land use in all categories of the General Plan.

Transit Center

The Transit Center category identifies areas in the City where facilities which provide access to transportation facilities such as transit stops and park and ride facilities may be located. The transit center category is applied to areas in which multiple activities, increased pedestrian orientation and reduction in automobile demand are considered desirable objectives.

Beltway

The beltway category is intended to serve a multitude of functions. A regional highway system, transit systems, regional trail network, utility easements, and drainage facilities will be largely located within the beltways. The beltways are also designed to serve aesthetic and buffering purposes. An urban forest and other formal and naturally landscaped areas will provide an enjoyable visual experience and visual amenity for people traveling along the beltways. Agricultural uses are also allowed in the beltways.

Village Center

Village Centers are areas which provide quasi-public support services to the surrounding neighborhood. Village Centers are located within large residential areas to create a local community focal point. Land uses allowed in the Village Centers include; churches, day care centers, recreation centers and community centers. High density residential uses providing

opportunities for senior housing are also permitted. The Village Centers are intended to be pedestrian oriented and linked to surrounding neighborhoods by a bicycle and pedestrian trail network.

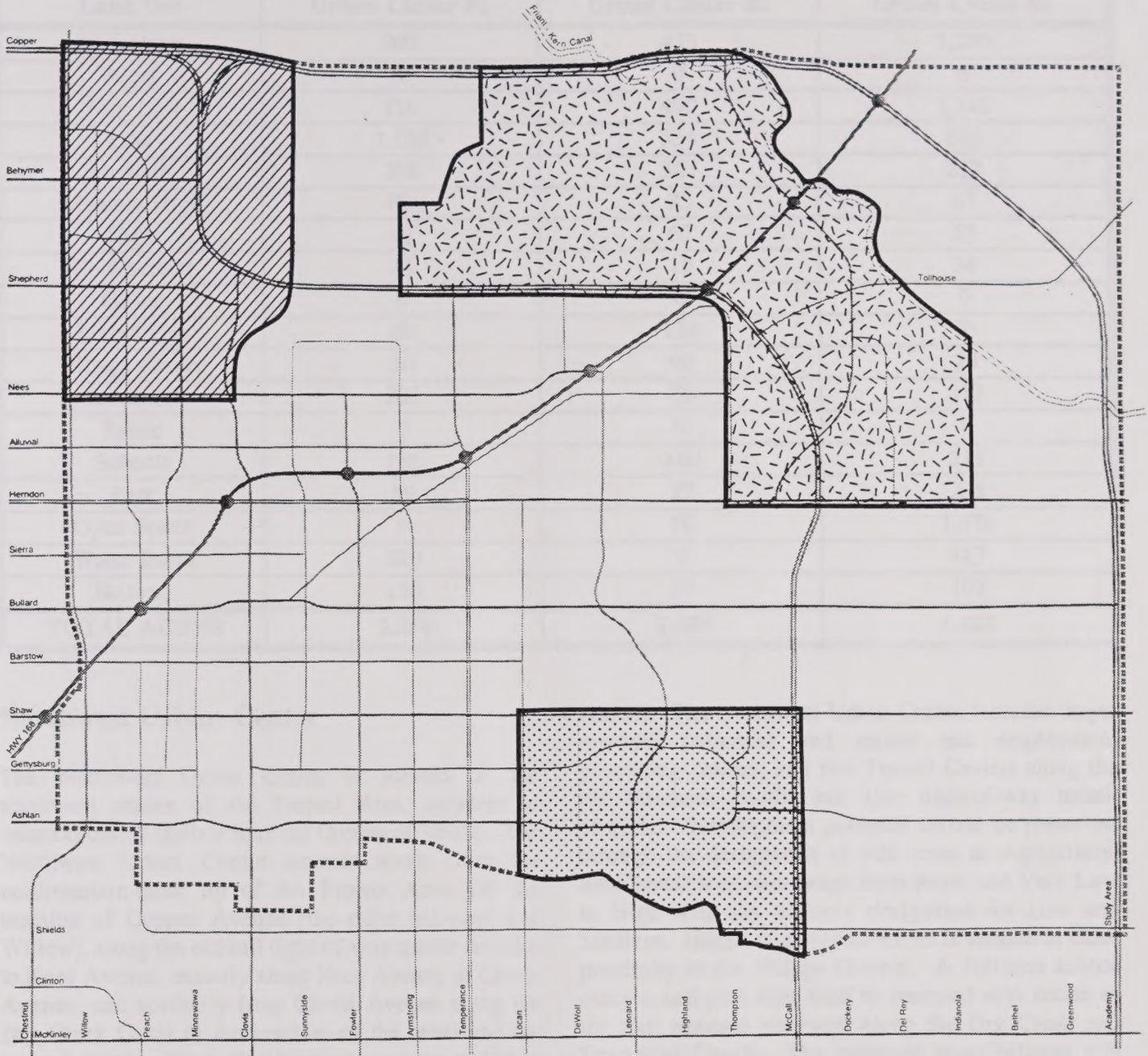
Urban Center Specific Plan Areas

The Plan identifies several areas which merit special attention at a more detailed level of planning. These include the three Urban Centers located within the outlying Study Area, which will require the implementation of a specific plan, or joint authority agreements between the City and the County to ensure future effective implementation of General Plan policy. This process is intended to:

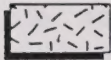
- Facilitate high quality development;
- Allow for coordination of planning efforts between several property owners;
- Allow for infrastructure cost sharing arrangements;
- Provide developments which are sensitive to the environment and integrate open space and recreation facilities requirements.

Development within an Urban Center shall occur in accordance with the adoption of a specific plan, as defined by Sections 65450-65457 of the California Government Code. Preparation of multiple specific plans may be permitted within the context of a comprehensive specific plan for the Urban Center when the City finds it to be the interest of the public due to ownership pattern, size of the Urban Center, timing of development, completion of the circulation system, or other factors. Once a specific plan is adopted, discretionary approvals (such as subdivision maps, rezoning or design review) may be granted by the City. Following are descriptions of the Urban Centers. The mix and locations of land uses are intended to be relatively general in nature where the circulation network is currently incomplete. However, development must adhere to the concept of an Urban Center being comprised of a network of Urban Villages, which contain approximately 160-acre neighborhoods established around a 10 acre Village Center. The land use breakdowns of each of the Urban Centers are tabulated in Table 2-4.

Proposed Urban Center Specific Plan Areas



Northwest Urban Center

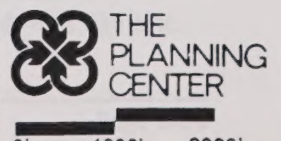
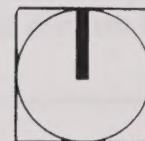


Northeast Urban Center



Southeast Urban Center

The City of
CLOVIS
General Plan Program



0' 4000' 8000'

**TABLE 2-4
URBAN CENTER LAND USE SUMMARIES**

Land Use	Urban Center #1	Urban Center #2	Urban Center #3
Agriculture	802	453	1,380
Rural	78	0	0
Very Low	116	490	1,142
Low	1,138	554	620
Medium	206	307	217
Medium High	82	85	67
High	49	62	63
Commercial	22	19	24
Office	0	0	0
Mixed-Use	68	136	95
Village Center	30	60	20
Industrial	203	59	313
Public	0	0	0
Schools	160	160	211
Park	39	22	285
Open Space	6	10	1,476
Water Basin	219	0	417
Beltway	138	37	192
TOTAL ACRES	3,356	2,454	6,522

Northwest Urban Center

The Northwest Urban Center is located in the northwest corner of the Project Area, adjacent to unincorporated lands within the County of Fresno. The Northwest Urban Center extends south from the northwestern-most tip of the Project Area, (at the junction of Copper Avenue [the outer beltway] and Willow), along the old rail right-of-way transit corridor to Nees Avenue, easterly along Nees Avenue to Clovis Avenue, and northerly from Clovis Avenue along the Dry Creek Canal to the juncture of the canal and the inner beltway. From this juncture, an eastern Urban Center boundary is drawn across agricultural land to the outer beltway. The area contains approximately 3,356 acres. Existing land uses consist of agricultural/rural residential, vacant and a scattering of very low density residential uses. Both the Dry Creek and Enterprise Canals cross the site.

This Urban Center should be developed via a Specific Plan providing for a network of Urban Villages situated around three mixed-use Village Center cores. Village Centers provide for housing opportunities for

seniors. The Northwest Urban Center includes major regional industrial and mixed use employment generating centers, and two Transit Centers along the old Southern Pacific rail line right-of-way transit corridor. Development potential should be preserved through the designation of 802 acres as Agriculture. Residential land uses range from Rural and Very Low to High with the majority designated for Low and Medium. Higher density residential is located in close proximity to the Village Centers. A 160 acre school campus and park sites shall be reserved with access to the trail systems proposed along the Dry Creek and Enterprise Canals. The proposed inner beltway will transect the agricultural portion of the Urban Center from the low density residential development areas to the west and south.

Southeast Urban Center

The Gould Canal represents the southerly boundary of the Southeast Urban Center. Locan Avenue to Shaw Avenue forms the western boundary. Shaw Avenue to McCall Avenue forms the northern edge of the site.

The eastern perimeter generally follows McCall Avenue from Shaw Avenue to Shields Avenue. As the inner beltway forms the eastern perimeter of the Urban Center, it buffers the agricultural uses to the east from more intense development to the west.

This Urban Center should be developed according to a Specific Plan. The concept for the Southeast Urban Center envisions seven Urban Villages, each concentrated around a Mixed Use Village Center. Residential uses are comprised primarily of rural residential, very low and low density designations, with lower densities along the southern perimeter and adjacent to agricultural designated land. Medium and higher density residential areas are concentrated around the Mixed Use designations of the Village Centers, the Employment Center and associated Transit Station at the junction of the inner beltway and Shaw Avenue, and the 160 acre education campus, which serves as a focal point of the Urban Center. Senior residential housing opportunities are provided in the Village Centers. Development potential is reserved through the designation of 458 acres of agricultural. This Urban Center delineates a limited amount of land, 195 acres, for Employment Center and mixed uses, focusing the concentration at the juncture of the inner beltway and Shaw Avenue, and along Shaw Avenue.

Northeast Urban Center

The third Urban Center Specific Plan area is the largest in acreage - 6,522 acres - with a relatively low development intensity proposed. This Urban Center is located in the northeastern sector of the Project Area. The Friant-Kern and Dog Creek Canals form the eastern boundary of the Urban Center, Herndon Road the far southern edge, the outer beltway is the northern border, and the existing 1992 Sphere of Influence line comprises the western perimeter. The extension of Highway 168 and the inner beltway transect the Northeast Urban Center, providing both local and regional accessibility. Existing land uses are predominantly vacant, with scattered rural residential and agricultural pockets. The northern portions of the site are situated within the floodplain of the Dry Creek Reservoir. To the east of the site are vacant agricultural lands.

The intent of this Urban Center is to provide a mix of residential, industrial, agricultural mixed-use and open space uses which are compatible with the adjacent Dry

Creek Reservoir and the agricultural areas to the east. This Urban Center contains a large proportion of agriculture and very low density residential land uses which retains the rural character of the area.

The intensity of residential development should increase with proximity to the two mixed-use Village Centers and the Employment Center at the juncture of Highway 168 and the presently unnamed alignment between Del Rey and Dockery Avenues southwest of the Friant-Kern canal. Approximately 1,476 acres within the flood inundation area of the Dry Creek Reservoir are preserved for open space and recreation purposes, with 417 acres designated as Water Basin with limited recreation potential. A Junior College and school campus are proposed as focal points of the community, with trail connections to the Friant -Kern Canal regional trail. A sizable industrial concentration derives access from a proposed interchange of Highway 168, buffered from residential uses by the Dry Creek and Kern/Friant Creek Canal.



CONCEPTUAL URBAN VILLAGE

The City of
CLOVIS
General Plan Program



Clark County Public Facilities Area, as of 1990.
Adapted from Clark County, 1990.

3 CIRCULATION

Introduction and Authorization

The Circulation Element is a required component of the Clark County Plan. This element provides guidelines and policies that delineate the transportation and circulation system with planned land use patterns and address the needs of people, goods, and services within the County Area. After the existing system is analyzed, the plan for projects that will improve the quality of the transportation network. It is intended to guide the development of the City's transportation system in a manner that is compatible with the Clark County General and other elements of the County Plan.

Circulation Element is required by the Clark County Code (CCC 20.01.01) in Article 2. The general purpose of this element is to provide a framework for the transportation system, including the development of the transportation system and the development of the transportation system. The Circulation Element will address the development of transportation infrastructure, including the development of the transportation system and the development of the transportation system. The element will also address the development of the transportation system and the development of the transportation system.

The Circulation Element is a required component of the Clark County Plan. This element provides guidelines and policies that delineate the transportation and circulation system with planned land use patterns and address the needs of people, goods, and services within the County Area.

Setting

The Circulation Element is a required component of the Clark County Plan. This element provides guidelines and policies that delineate the transportation and circulation system with planned land use patterns and address the needs of people, goods, and services within the County Area.

Issues and Intent

The Circulation Element is a required component of the Clark County Plan. This element provides guidelines and policies that delineate the transportation and circulation system with planned land use patterns and address the needs of people, goods, and services within the County Area. The element will also address the development of the transportation system and the development of the transportation system.



Clovis Southern Pacific Railroad Depot east of Clovis Avenue at Fourth Street, c. 1910

Chapter 3

CIRCULATION

Introduction and Authorization

The Circulation Element is a required component of the Clovis General Plan. This element presents goals and policies that: coordinate the transportation and circulation system with planned land uses; promote the efficient movement of people, goods and services within the Project Area; utilize the existing system to its fullest extent; and plan for practices that will improve the quality of the environment of Clovis. It is intended to guide the development of the City's circulation system in a manner that is compatible with the Land Use Element and other elements of the General Plan.

Circulation Elements are required by State Government Code Section 65302 (b) to identify "...The general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities, all correlated with the Land Use Element...". The Circulation Element must address the establishment of infrastructure that adequately accommodates not only transportation, but sewage, water, drainage, and communications. When combined with the provisions of the California Environmental Quality Act the circulation systems must be designed and developed to minimize adverse environmental impacts, and resource consumption,

unless it is infeasible to do so while still carrying out the goals of the General Plan. Sewer, water, and drainage are discussed in the Public Facilities element.

Setting

An overview of the existing circulation system in the Clovis General Plan Project Area is found in Section 4.10 of the EIR and the Technical Appendices.

Issues and Intent

Buildout of the General Plan will result in an estimated population of about 182,755, based on targeted densities to a worst case scenario as presented in the EIR based on density maximum of 194,949, and employment of approximately 89,239. At the same time, the adjacent community of Fresno and surrounding communities in Fresno County, with the potential for a UC Campus at the Academy site, will experience continued growth. This growth will result in daily travel in Clovis growing from about 328,293 average daily trips to 1,237,806 average daily trips by buildout.

The proper designation of the community's street network can assist in development of an efficient system for both mobility and access. The proper balance not only ensures that a street is sized to function properly, but it allows a community to properly allocate its resources to the streets needing additional capacity or improvements. A properly designed system will also prevent the use of local streets for through trips or the overburdening of freeways, expressways, and arterials with traffic.

Clovis' General Plan relies on a variety of transportation modes, including passengers (ridesharing), vehicles, truck, pedestrian, bicycles, transit and rail. Each mode must allow for maximum use and efficiency. Additionally, residents and visitors of Clovis must be given a choice of travel and provided opportunities to connect to the various means. The Transit Corridors planned along the Southern Pacific rail line right-of-way and the Highway 168 extension provide such an opportunity. Transit Centers sited at key interchanges allow for multi-modal interface.

Clovis' central location to the proposed inner and outer beltway system, and the proposed extension of Highway 168 to full freeway status through Clovis contributes to a high volume of non-resident traffic, including trucks. Future growth as projected in the Land Use Element must be designed so that land uses and transportation corridors are mutually complimentary and through trips on local streets are minimized. The inner and outer beltway system, as well as Highway 168 and Southern Pacific rail line transit corridors are sited so as to minimize conflict with residential areas and other sensitive land uses. Transit Centers and major interchanges are supported by mixed-use and industrial land uses which serve to buffer the Urban Villages from through roadway intrusion. The Land Use Plan, which requires mixed land uses in close proximity to one another, and which builds on the network of Urban Villages, each with its 10-acre mixed use Village Center, will shorten the lengths and utilize the circulation system more efficiently. This in turn will minimize congestion, decrease air quality impacts and promote an opportunity for a high quality of life for residents.

Roadway Circulation Plan

The following improvements to the roadway network are either currently planned, have been identified by

other jurisdictions as being necessary to accommodate projected regional traffic growth, or are improvements to the existing circulation system to accommodate future growth and improve existing circulation conditions. This section of the Circulation Element identifies the roadway classifications within the Project Area, which constitute the Circulation Plan, illustrated on the following Exhibit.

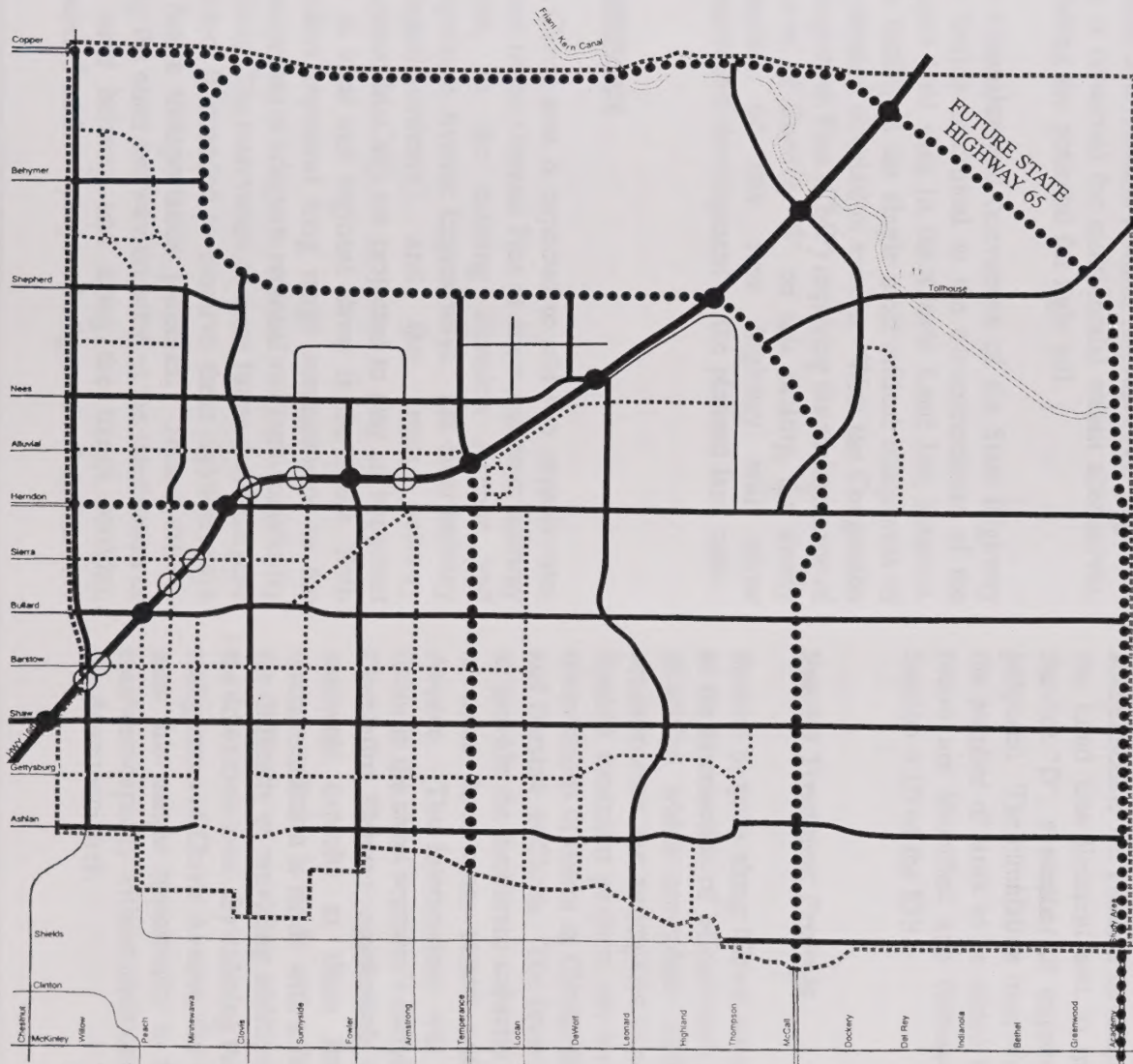
The Circulation Element identifies functional classifications for streets already in existence for three scenarios: 1) the streets have already developed to adequately carry future traffic volumes and no additional improvements are anticipated; 2) public works improvement projects will be needed to expand the street's capacity to satisfy future traffic demands; 3) needed improvements cannot be accommodated due to existing development patterns, and emphasis is placed on improvements to surrounding roadways to increase capacity to meet additional pressures. The purpose of designating arterials and collectors in the largely rural Study Area is to lay the foundation and the principles for a Circulation Plan that will serve the future land uses, at the appropriate time. The Circulation Element in the Study Area is thus intended to let both the future developers of the land and the present and future residents of the City understand the parameters of the community's circulation as it will exist in the future.

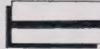
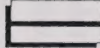
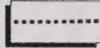
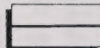
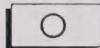
The following describes the planned system for the community. These descriptions and the supporting Circulation Plan Exhibit constitute the updated Clovis Circulation Element street system. This system as designated, is designed to adequately address the future traffic demand.

State Highways

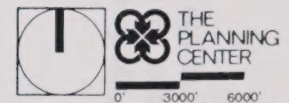
Plans by Caltrans for State Highway 168 identify it to be converted from a conventional highway to a full freeway through Clovis. Interchanges are currently proposed at Shaw Avenue, Bullard Avenue, Herndon Avenue, Fowler Avenue, Shepherd Avenue, Temperance Avenue, and Nees Avenue. Overcrossings are planned for Willow Avenue, Barstow Avenue, Villa Avenue, Sierra Avenue, Clovis Avenue, Sunnyside Avenue and Armstrong Avenue. The freeway is currently planned to be constructed as a six lane freeway from State Highway 180 to Bullard and then as a 4 lane freeway from Bullard to Temperance.

Circulation Plan



-  Freeway
-  Expressway
-  Arterial
-  Collector
-  Local Road (Special Design)
-  Interchange
-  Overcrossing

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Further discussions are underway regarding the development of the portion of State Highway 168 from Temperance to Shepherd/Tollhouse as a 4 lane expressway.

The General Plan Circulation Element intends for Highway 168 to serve as a full-service transit corridor, and recommends the expansion of the freeway between Bullard and Fowler from the planned 4 lane facility to 6 lanes. In addition, the planned land uses in the northeast portions of the planning area, coupled with significant additional growth anticipated in the rural portions of the county northeast of Clovis (Shaver, Prather, Academy, etc.) will necessitate the conversion of the 4 lane expressway to full freeway. Interchanges will need to be constructed at Nees Avenue, at the Shepherd/McCall inner beltway, at Del Rey Avenue and at the Copper/Academy outer beltway. Transit Centers are located at the interchanges with the outer beltway, the inner beltway, and the Temperance Avenue and Herndon Avenue Expressways. Right-of-way is preserved for multi-modal transit alternatives, including the potential for light rail.

The expansion and conversion of the State Highway 168 facility is critical to the accommodation of the planned land uses in the Clovis Land Use Element. This facility is the single most critical component of the planned circulation system. With the Congestion Management Plan (CMP) requiring the maintenance of a Level of Service "E" on this facility, the timely expansion of this state highway will allow uninterrupted development of the planned land uses.

Expressways

The Clovis area is expected to add two expressways, termed in the General Plan as inner and outer beltway system, to the existing Herndon Avenue and Temperance Avenue Expressways. The outer beltway (Copper/Academy) and the inner beltway (Shepherd/McCall) are projected to play an important role in local and regional travel in the future. Both corridors represent long range commitments to the development of adequate regional and intra-community facilities. The reservation of these future multi-purpose corridors is intended to preserve these rights-of-ways for future transportation purposes. Transit centers along the outer beltway are sited at the intersection of the outer beltway and along the transit corridor, associated with the proposed alignment of the inactive

Southern Pacific Rail right-of-way, and at Highway 168. The inner beltway is served by two Transit Centers, one at the juncture of Highway 168, and one at Shaw Avenue.

Arterials and Collector Streets

The Circulation Plan assigns roadway classifications for arterials and collectors within the Project Area. A special access arterial designation is provided for a Herndon, Willow and Shaw Avenues. All remaining existing or planned streets are deemed to be local streets, and are not specified on the Circulation Plan.

Projects to Address Development and Capacity

In order for the street and highway system to accommodate the planned development as outlined in the Land Use Element and to maintain a Level of Service "D", a number of improvement projects are proposed. The circulation improvements required and the number of lanes to be added to the system in the future are identified and discussed in Table 41 in Section 4.10 of the EIR.

Special Treatment Projects

Several projects along Clovis Avenue, on Ashlan and at the intersection of Minnewawa at Shaw have been identified which necessitate additional capacity to accommodate the anticipated future traffic volumes. Special treatment projects are recommended for the intersections of Sierra at Clovis, Bullard/5th at Clovis and Barstow at Clovis. The intent of these projects is to provide the maximum capacity at the intersections of these three cross streets with the new Clovis Avenue. The intersections will be the controlling factor in the street segment's carrying capacity and the Circulation Element recommends the improvement of east/west capacity at these intersections. This recommendation is made with a full understanding of the difficulty of providing additional capacity through the downtown area. By utilizing the reconstruction and realignment of Clovis Avenue, the Circulation Element uses this unique opportunity to facilitate additional east/west capacity without additional widening through the downtown area.

Special treatment of Ashlan between Minnewawa and the Gould Canal is also recommended as the solution for the high traffic demand projected on this critical segment in the future. Ashlan is designated as a collector through this area. However, the projected future traffic volumes will necessitate additional capacity. The critical intersection in this segment is predicted to be Ashlan at Clovis, and this special treatment recommendation focuses on that area. The widening of Ashlan both east and west of Clovis Avenue will assist the street segment in accommodating future traffic volumes. In addition to this widening, the segments between Minnewawa and Clovis and between Clovis and the Gould Canal will necessitate special consideration within the existing right-of-way.

Level of Service

The evaluation of a street's capacity introduces the concept of Level of Service, which is defined as a qualitative measure describing operational conditions, within a traffic stream, and the perception of these conditions by motorists. A specific Level of Service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Level of Service is divided into six categories and are given a letter designation from "A" to "F", with "A" representing the best operating condition and "F" representing the worst. The City has established Level of Service "D" as its targeted standard. The City can choose any level of service standard it wishes. The process of selecting the Level of Service (LOS) Standard was based on discussions with City Staff in April 1992. Those discussions included the requirements of the newly adopted Fresno County Congestion Management Program, as well as, the community's desires for the future operation of the street and highway system. From those discussions, we were directed to use LOS "D" as the standard for the Circulation Element update.

Also in discussions with City Staff, it was acknowledged that there would be selected locations within the community where it would be impractical to maintain this LOS Standard. The examples used were Shaw Avenue and Clovis Avenue. It appears that, in the future, traffic demand on these streets will result in levels of service below the standard.

As discussed with City Staff, LOS "D" is a commonly used standard by cities throughout California, and is generally selected because it represents a balance between reasonable levels of service ("A," "B," and "C") and unacceptable levels of service ("E" and "F"). This level of service standard is also generally used because it represents a reasonable level for mitigation purposes with respect to project development.

It should be noted that some selected cities in the San Joaquin Valley have adopted level of service "C" standards as part of their Circulation Elements. These Cities have adopted this standard with the stated goal of maintaining the level of service that their particular citizens have come to enjoy. However, most of these cities have ultimately rescinded or modified this standard because of the difficulty in maintaining this level of service in the face of growth and because of the significant expense associated with this standard.

There was acknowledgement that both State Highway 168 and Herndon Avenue (west of the future 168 freeway) would be governed by the Congestion Management Standard of LOS "E." In the short term, the application of the Congestion Management standard would apply to Shaw avenue (SH 168) until such time as the 168 Freeway was constructed.

Several street segments will operate below the proposed Level of Service "D" standard after the improvements are completed. Minnewawa between Ashlan and Shaw, Clovis Avenue between Ashlan and Shaw as well as Herndon between DeWolf and McCall are projected to operate at a Level of Service "E" in the future. Refer to the Technical Appendices and Section 4.10 of the EIR for a detailed analysis of proposed improvements and mapping of roadways which remain above LOS "D" after improvements. The special treatment proposed at the intersection of Minnewawa at Shaw Avenues should also help relieve the reduced Level of Service along Minnewawa. Clovis Avenue, because of its inter-regional function, will necessitate ongoing monitoring for maintenance of future levels of service.

The eastern portion of Herndon between De Wolf and McCall is expected to have additional traffic demand from the development of the area east of McCall and north of Herndon. The existing two lane roadway through this designated rural residential area will experience a lower level of service.

**TABLE 3-1
LEVEL OF SERVICE DESCRIPTION**

Level of Service	Conditions	Description	Volume-to Capacity Ratio
"A"	Free Flow	<i>Users are unaffected by other traffic, freedom of speed and movement, level of comfort, convenience and safety is excellent.</i>	0.00-0.59
"B"	Stable Operation	<i>Users begin to notice other traffic, freedom of speed continues, but freedom to maneuver declines slightly.</i>	0.60-0.69
"C"	Stable Operation	<i>Users are affected by other traffic, freedom of speed and maneuver are greatly affected. Traffic signals operate at maximum efficiency.</i>	0.70-0.79
"D"	Approaching Unstable	<i>Users are greatly affected by traffic, comfort, convenience and safety significantly affected. Users wait more than one signal cycle to pass through an intersection.</i>	0.80-0.89
"E"	Unstable Operations	<i>Traffic volumes at or near capacity, users wait several signals to pass through intersection.</i>	0.90-0.99
"F"	Forced Flow	<i>Traffic volumes exceed the capacity of the street and traffic queues develop. Stop and go traffic conditions.</i>	1.00 - plus

Source: 1985 Highway Capacity Manual, Special Report 209, Transportation Research Board.
1965 Highway Capacity Manual, Special Report 87, Highway Research Board.

Herndon Avenue from Willow to Clovis, Shaw Avenue from Winery to Fowler, Bullard from Willow to Clovis, Clovis from Dakota to Ashlan and Ashlan from Minnewawa to Sunnyside are all projected to operate at a Level of Service "F" with the completion of both the planned land uses and the proposed street improvements. Even with the planned expansion of Herndon Avenue to a 6 lane expressway, the street will operate at a substandard Level of Service. This is critical because of the requirements of the Fresno County Congestion Management Program which mandate a maintenance of a Level of Service "E" on this facility, although the City has targeted a Level of Service "D" for all roadways.

Issues Requiring Further Study

The results of the General Plan buildout Level of Service analysis presented in detail in the EIR and Technical Appendices suggest four streets will need further detailed evaluation.

1. The second phase of the conversion of State Highway 168 from expressway to full freeway from Temperance to Copper should be evaluated through the preparation of a project study report. This process should be initiated when the development of a funding source for this planned expansion has been completed.

2. The Herndon Avenue Expressway will operate below the Congestion Management requirement of Level of Service "E". The maintenance of an adequate Level of Service on this street is critical to development in the northern portions of the community. A multi-agency approach should be undertaken to address this critical restraint on future development.
3. Shaw Avenue is projected to continue to carry significant traffic volumes in the future. A number of factors will contribute to these volumes, even after State Highway 168 is completed. The first is the intensification of development in both Clovis and Fresno along this corridor. The second is the break in the Gettysburg collector between Minnewawa and Clovis Avenues, which results in additional east-west traffic using both Ashlan and Shaw. Like the Herndon Avenue Expressway, a multi-agency approach should be implemented to address this corridor. However, unlike Herndon, Shaw Avenue will not be subject to the requirements of congestion management, which will provide for greater flexibility in developing solutions.
4. The Ashlan Avenue segment between Minnewawa and Sunnyside traverses through the Tarpey Village area. This segment is currently designated as an arterial street. Ashlan is proposed to have a connection to the State Highway 168 Freeway west of the Clovis City Limits. In addition, the Land

Use Plan calls for continued and expanded development in the Ashlan corridor east of the current development boundaries. The potential impacts to this older neighborhood and the multi-jurisdictional responsibilities for any planned improvements, make this a difficult project.

5. The Clovis Circulation Element has also introduced the concept of the use of Copper Avenue as an additional crossing of the San Joaquin River into southern Madera County. This concept is intended to provide an additional east/west facility through northern Clovis and Fresno and ultimately access to State Highways 41 and 99. Given the strong development pressures through this Copper corridor, it is highly recommended that this option be evaluated by the City of Clovis, the City of Fresno, the County of Fresno, the County of Madera, CALTRANS and the various developing interests along the route.

Multi-Modal Transportation

As the community grows, demand for both public and private transit service will increase. Historical trends in Clovis and other valley communities suggest that this increase in travel demand (as a percentage) will actually be higher than the increase in population. Coupled with the changing requirements brought about by congestion management and air quality programs, increased demand for both public and private transit service is expected over the period of this Circulation Element. A variety of transportation means are provided options for alternative modes of travel that does not overburden one transportation mode. Single occupancy vehicles are one of the most significant contributions to congested roadways and polluted air. Two methods of reducing vehicular use and its associated impacts are high occupancy vehicles and transit centers located at key interchanges along the transit routes to provide opportunities for Park and Ride lots and other transit facilities.

Public Transit

Two additional issues will play a significant role in influencing the demand for public transit service. The need to develop long range strategies, which allow growth and development to continue without adding to the existing air quality problems, will place added emphasis on the role of public transit. Several of the proposed strategies for attainment of air quality

standards will increase the use of public transit. These strategies suggest significant increases in the use of transit for commute trips.

The second issue to affect demand for public transit will be congestion management. With the passage of Proposition 111 and its enabling legislation, requirements are now in place to maintain levels of service on critical regional and community roadways. Several congestion management strategies target transit as a method for maintaining these levels of service. Both local and regional transit operations will be affected by these congestion management requirements. The Transit Corridors within the State Highway 168 and Southern Pacific railroad right-of-way provide opportunities for integrating public transit into the system, supported by Transit Centers for intermodal interface.

Private Transportation

The future of private transit operators is difficult to predict because of the volatile nature of the business in recent years. Future service levels of intercity transit will be influenced by changing market forces and state and federal government regulations. Demand for service to and from the Clovis/Fresno area will continue to increase. With increasing demands brought about by air quality and congestion management, the private intercity operations in Fresno County and the San Joaquin Valley could be expanded. It should be noted that if the private sector is unable to respond to this commuter demand, some of the demand will shift to the public sector.

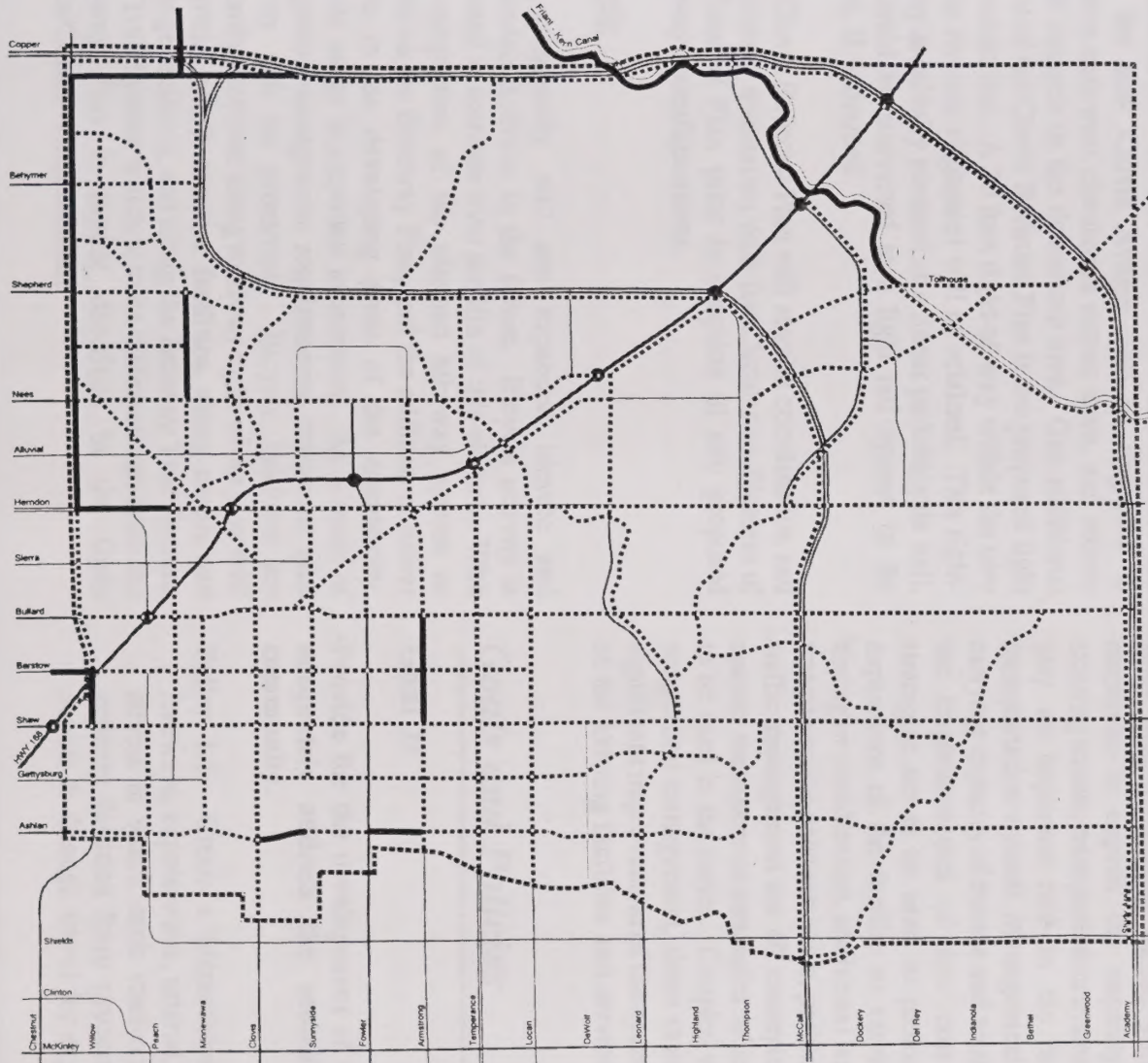
Social Service

The role of social service transportation can be expected to decline over the life of this element. In the future it can be expected that social service agencies will better utilize existing operations, consolidate service and integrate services with public transit services. This continuing reduction in social service transportation will place additional demand for service on Clovis' public transit services (Stageline and Round-up).

Rail

The General Plan establishes a Transit Corridor along the Southern Pacific Railroad line right-of-way for future public transit, a bicycle and pedestrian trail system, and a potential for light rail to connect the

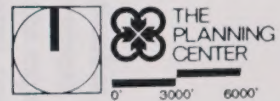
Bikeway Plan



- Existing Bike Routes
- Future Bike Routes

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General Plan Program

Source: Transportation Planning Group



downtown to the outer and inner beltway system. A Transit Center is located at the juncture of these three transportation systems. The City of Clovis has planned for the eventual abandonment of the Southern Pacific rail line with the Clovis Railroad Plan. At the time of this writing, the Clovis Railroad Plan has not yet been adopted. This project will define the future use of Southern Pacific Railroad property. The Plan provides guidelines for land development, design features, implementation and conceptual street alignments.

A significant component of the Clovis Railroad Plan is the proposed relocation and proposed reconstruction of Clovis Avenue between Shaw Avenue and Sierra Avenue. The existing street is proposed to be converted to a local street providing access to fronting businesses. Clovis Avenue is to be re-built along the railroad right-of-way and expanded to provide for additional north-south capacity, which may impact residential neighborhoods. Several cross streets and intersections with the new Clovis Avenue will be upgraded to improve east-west circulation across town, and reduce traffic impacts in the downtown area. One additional aspect of the Clovis Railroad Plan is the proposed light rail transit line. A 30 foot right-of-way within the new Clovis Avenue alignment will be retained. This right-of-way is initially planned as a linear park/bicycle trail, but could be converted to a light rail system in the future, if warranted.

The Clovis Railroad Plan will require coordination and consistency evaluation with the Circulation Element of the General Plan prior to adoption of any proposed roadway reconfigurations.

Bicycle

The community will see expanded bicycle and pedestrian facilities in the future. Bicycle activity is expected to increase over the life of this element. With the completion of the planned bikeway system as shown on the Bikeway Plan, and the addition of newer routes in the developing areas of the community, bicycle usage is expected to increase. As a result of congestion management requirements, commuter bike activity will be promoted. Bicycle facilities are primarily provided along roadway right-of-way, as well as within transit corridor facilities, along canals and drainage facilities, and along the Beltway Trail System. The Trail System which is to be differentiated from the Bikeway Plan is further described in the Open Space/Conservation element.

Truck Routes

The future will see an increase in the number of trucks operating on both the Clovis and regional systems. These increases will be the result of the expansion of the Clovis industrial base and increased commercial activity in the community. This increase in truck activity may result in the need at some point in the future to designate specific truck routes. Regular review of truck activity, accident rates and operations should be completed to assess the need for the establishment of a Designated Truck Routes System. In addition, City street standards should be periodically reviewed to insure compatibility with changing truck size and weight standards.

Transportation System Management

With ever increasing traffic volumes and limited resources to expand the capacity of some of the existing streets, transportation system management will play an important role in the future. The goal of transportation system management is to expand the carrying capacity of streets and transit systems through the implementation of low cost strategies. The strategies are to be used to prolong or avoid costly expansions of the facility or service. Traffic signal timing or coordination, additional lanes at intersections, transit service enhancements, parking management and traffic management are all examples of transportation system management strategies which can be expected to be used in the future. Coupled with air quality and congestion management, these strategies will result in significant improvement of the operating characteristics of the existing facilities and services.

Goals and Policies

Goal 1:

Provide for the development of a street system to adequately address the mobility needs of the community.

Policy 1.1: Create a hierarchical street system of freeways, expressways, arterial, collector and local streets in which each roadway serves a specific primary function from property access for local streets to through travel for expressways.

Actions:

- Coordinate the Circulation Element roadway hierarchy to ensure consistency with the City's Standard Plans and Specifications.
- Construct expressways, arterial and collector street according to configurations which provide adequate capacity for their appropriate function, as specified by the City Standard Plans and Specifications.
- The right-of-way widths and construction widths of all classes of streets from local to expressway shall be updated as necessary to reflect the street system in the Circulation Element.
- Preserve rights-of-way needed for highway and expressway interchange improvements through dedication or acquisition as properties adjacent to the transportation route develop.
- Require new developments to pay their fair share of the cost to obtain right-of-way and construct the Roadway Plan of the Circulation Element as set forth in the City's Major Facilities Street Ordinance.

Policy 1.2: Allow for future construction of a beltway system to accommodate all development potential within the Project Area, and provide a regional link.

Actions:

- Develop a plan line for the beltway system in coordination with the County of Fresno.
- Cooperate with neighboring jurisdictions to develop an inner and outer beltway system to facilitate the movement of traffic throughout the community and to provide for the reservation of long range transportation corridors in the community.
- Expressways shall be developed with intersections spaced one-half (1/2) mile or more apart. These intersections will typically be controlled by traffic signals. There shall be no direct access to adjacent property from the

expressway and there shall be no partial or full median breaks between intersections.

- Preserve the rights-of-way needed for the beltway system through dedication, purchase, development agreements, and purchase/lease back programs.

Policy 1.3: Levels of Service should meet the City standard on major streets and intersections within the Clovis Project Area.

Actions:

- Adopt and enforce LOS standards that are practical and understandable and that meet the City's objective to provide a high level of mobility for its residents and high levels of accessibility for its activity centers. Where adopted LOS standards are exceeded, complete all possible improvements and implement measures to reduce additional burden to roadways, such as synchronization of traffic signals.
- Designate Service Level "D" as defined in the Highway Capacity Manual as the minimum desirable service level at which freeways, expressways, arterial streets and collector streets should operate.
- All new facilities shall be designed to operate at this level or better for a period of at least 20 years following their construction.
- Require site-specific traffic studies for major non-residential developments of 10 acres or more, or for residential developments, as determined by City during application process, to determine the potential to fall below acceptable Levels of Service.
- Require a special project study to evaluate the second phase of the conversion of Highway 168 from an expressway to a full freeway from Temperance to Copper.
- Permit new development projects only when circulation facilities already exist or will be completed as part of, or prior to completion of project so that project related traffic does not

cause LOS to deteriorate below acceptable levels.

- Require projects to provide adequate on-site parking, loading, internal circulation and drop-off/pick-up turnouts, as applicable to the project, to aid in maintenance and improvement of traffic flow.

Policy 1.4: Strive for consistency between the Circulation Element of the Plan and the requirements of the State mandated Congestion Management Program (CMP) and federal and state Clean Air Acts.

Actions:

- Coordinate transportation planning efforts with those of adjoining jurisdictions, including the City of Fresno, Fresno County, Madera County and the UC school system. The City of Clovis will sponsor through the next update to the Fresno County Regional Transportation Plan a comprehensive multi-jurisdictional evaluation of the State Highway 168, Shaw, Willow, Herndon, Shepard/McCall and Copper/Academy corridors. The City is committed to the development of a long-range plan for each of these corridors including the implementation of a region-wide funding plan.
- Coordinate with applicable agencies on the approach for bringing the Herndon Avenue expressway to a Level of Service "E" to meet CMP requirements.

Policy 1.5: The circulation system shall be designed and developed to minimize excessive noise impacts on sensitive land uses and traffic congestion which would increase the rate of vehicle emissions.

Actions:

- Provide setbacks, landscaping, sound attenuation walls, and other methods to protect adjacent land uses from hazards, noise and air quality impacts associated with traffic on major streets.

Policy 1.6: All land development proposals shall be reviewed to assure consistency with this Circulation Element.

Actions:

- Developers shall mitigate traffic impacts associated with their project to minimize the impacts to adjacent freeways, expressways, arterials, and collector streets.
- Require new developments to pay their fair share of the cost to obtain right-of-way and construct the Circulation Plan.
- Right-of-way essential to the circulation system shall be dedicated and/or developed to the appropriate extent and width in conjunction with any development entitlement or General Plan Amendment. The City shall request the County of Fresno to apply the same requirements within the urban area boundary.
- Ensure that plans of the Southern Pacific Rail right-of-way are consistent with the General Plan.

Goal 2:

Provide adequate, safe, well maintained, and efficient access to employment, educational, commercial, recreational, and recreational uses throughout the community, including the downtown core area.

Policy 2.1: Maximize traffic safety for automobile, transit, bicycles and pedestrians.

Actions:

- The street network should provide a quick and efficient route for emergency vehicles, meeting required street width, turn around radii and other factors as specified by the Fire Department.
- Separate vehicular bicycle and pedestrian traffic on the beltway system and other high speed heavy traffic facilities.

Policy 2.2: The City shall promote an active policy of eliminating/consolidating driveways, access points and curb cuts along existing developed arterials when development or change in intensity of

development or land use occurs or when traffic operation or safety warrants.

Actions:

- Driveway access to major activity centers from arterials should be located no closer than 200 feet to the adjacent intersection of a collector or arterial street. Driveways to residential property from arterials are discouraged.
- Where practical and desirable, driveways should be located on collector streets rather than on arterial streets. Median breaks on arterials should provide access to local collector streets (60 ft. R.O.W.) and major activity centers only. A major activity center is defined as a development which either: encompasses a site area in excess of 10 acres, or generates in excess of 5,000 vehicle trips per day.
- Driveways to residential property along collectors shall be discouraged, and where necessary, consolidated. (On site turnarounds should be provided when possible.)

Policy 2.3: Protect residential areas from through traffic and high travel speeds.

Actions:

- Where expressways, arterials, and collector streets are required, residential development shall be oriented away (side-on or rear-on) from such streets, and properly buffered so that the traffic carrying capacity on the street will be preserved and the residential environment protected from the adverse characteristics of the street.
- Consider establishment of designated truck routes.
- The City may use appropriate means to reduce traffic on local streets through installation of traffic diversion devices, and/or any other means deemed to be acceptable under the Vehicle Code of the State of California.

Policy 2.4: Stress landscaping, monuments and sign controls on streets serving as gateways to the City,

in particular Clovis Avenue, and other streets which are important in terms of size, location and access.

Actions:

- Establish City street and landscape design standards for arterials, collectors, local public and private streets.
- Establish landscape guidelines for Clovis Avenue, Shaw Avenue, and Herndon Avenue as the entryway to the City.

Goal 3:

Promote all modes of transportation, including transit, bicycle, and walking, for the development of alternatives to the private automobile.

Policy 3.1: Achieve a balanced multi-modal transportation system, including multi-modal corridors and transit centers.

Actions:

- As it becomes available, acquire railroad rights of way for use as pedestrian, bicycle, transit and/or parkway corridors and as multi-modal terminal locations, including bus or rail transit stations.
- Design the inner and outer beltway systems to accommodate a bicycle and pedestrian trail system and alternative transit mode circulation system.
- Utilize canal easements to provide bicycle and pedestrian trails.

Policy 3.2: Sidewalks, paths, and appropriate crosswalks should be located to facilitate access to all schools and other areas with significant pedestrian traffic.

Actions:

- The City shall continue to require curb, gutter, and sidewalks in selected areas of the community to accommodate pedestrian traffic, focusing along routes with high pedestrian

traffic such as schools, parks, and the Village Center areas within Urban Villages.

Policy 3.3: Promote the long term shifting of peak hour commute trips from the single occupant automobile to ridesharing, buses, pedestrian, bicycles and other strategies that may emerge.

Actions:

- In order to provide safe and efficient roadway systems and multi-use corridors which encourage bicycle use, a community Bikeway Plan shall be implemented.
- Require bike parking and amenities at commercial developments.
- Require commercial development to participate in Transportation Demand Management programs as required by state or federal mandate.
- Require developers to provide bus shelters and turnouts as part of the development approval process where bus service is provided.
- Design arterials and collectors to include either a continuous parking lane with bus stops, or special bus pull-out lanes, where appropriate.

Goal 4:

Provide for the development and maintenance of the community's transportation infrastructure.

Policy 4.1: The City shall maintain a high level of inter-governmental coordination and citizen participation in the circulation and transportation planning process and work with other agencies to assure that regional transportation plans are consistent with the City's General Plan.

Actions:

- Incorporate as part of the Circulation Element the Regional Transportation Plan, the Fresno County Congestion Management Program, the Expenditure Plan for Measure "C" and the Fresno/Clovis Short Range Transit Plan.

Policy 4.2: All infrastructure costs required to implement the Circulation Plan should be borne by available funding sources, including new development impact fees as provided in the Clovis Major Facility Ordinance.

Actions:

- Continue to use the following funding sources to maintain and develop streets and provide public transit service: federal gas tax revenues; state gas tax revenues; transportation development act funds, Community Development Funds, Measure "C" local sales tax revenues; federal housing funds, general fund revenues; development impact fees and other grants.
- Annually review and update the fee structure for development impact fees to provide an ongoing mechanism to ensure that projects are developed and constructed in a timely manner.
- Continue to utilize the Major Facilities Streets Ordinance to provide for new beltways, expressways, arterials and collector streets.
- Review each of the existing funding sources and the development impact fee every year for changes in local, county, state and federal revenues, as well as changes in proposed improvement projects and estimated project costs. Modify revenues as necessary.
- Work toward the extension of Measure "C" program beyond the current closing date of 2007.

4 HOUSING

Introduction

The Housing Chapter is a policy document developed by the City of Chino as part of the Chino General Plan. It provides the basis for housing and land use decisions. These considerations are an outgrowth of the planning thinking that is "working toward a better city" and a better future environment for every Chino resident, as well as an outgrowth of the mission of the City Council for the advancement of the welfare, safety and health for every Chino family.

Consistency with State Planning Law

The Housing Chapter is one of the seven General Plan elements mandated by the State of California. Section 65000 of the California Government Code requires the legislative authority for the housing element as the General Plan. Section 65001 has added to the Government Code in 1992 and incorporated into the Housing Element Guidelines developed by the California Department of Housing and Community Development (CDH). In addition, the Housing Element (HCE) also must "define and support" its role as "active and engaged" in local housing development. This also requires an update of the Housing element every five years.

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Clovis Family - Early Victorian Home, turn of the century

Chapter 4

HOUSING

Introduction

This Housing Chapter is a comprehensive statement by the City of Clovis to facilitate development of housing that meets the needs of existing and future residents. These commitments are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family as well as an expression of the concern of Clovis residents for the attainment of a suitable living environment for every Clovis family.

Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65589 of the California Government Code contain the legislative mandate for the housing element of the General Plan. Article 10.6 was added to the Government Code in 1980, and incorporates into law Housing Element Guidelines established by the California Department of Housing and Community Development (HCD). In addition, this section changed HCD's role from "review and approval" to one of "review and comment" on local housing elements. Article 10.6 also requires an update of the housing element every five years.

Government Code Section 65583 states that "the Housing Element shall consist of an identification and analysis of existing and projected housing needs... and programs for the preservation, improvement and development of housing...". The residential character of the City is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community. It establishes policies that will guide City decision making, and sets forth an action program to implement housing goals through 1996.

General Plan Consistency

The Housing Element of the General Plan is only one facet of a City's planning program. The California Government Code requires that General Plans contain an integrated, internally consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City and greatly expands the City's planning area of concern. In designating total acreage density of residential development, the Land Use Element places an upper limit on the number and types of housing units

constructed in the City, as well as the expanded Project Area. The acreage designated for industrial, commercial and office, as well as the mixed-use designation, creates employment opportunities at various salary levels. The presence and potential for these jobs affects the current and future demand for housing at various income groups in the City with regard to assumptions, the General Plan utilizes uniform existing and projected population, employment and dwelling unit figures. This data has been generated from both City land use data and census data.

The Circulation Element also affects the implementation of the Housing Element. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies that are contained in the other elements of the General Plan affect the quality of life that citizens expect, the amount and variety of open space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents.

Scope and Content

Section 65583 of the California Government Code requires specific components to be contained in a housing element. These components are:

1. A housing needs assessment, and an inventory of resources and constraints that are relevant to meeting these needs. The assessment and inventory must include:
 - Community Profile
 - Housing Profile
 - Land Resource Inventory
 - Governmental and Non-Governmental Constraints Analysis
 - Analysis of Special Needs Housing
 - Identification of Assisted Units "At Risk" of Conversion
2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

3. A program which sets forth a five year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of housing elements through the administration of land use controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state subsidy programs.

This Housing Element Update modifies the Housing Element adopted by the City in 1991 to meet three key objectives: ensure internal consistency with other elements of the General Plan and the Land Use Plan; meet recently enacted statutory requirements; and address the issues identified by HCD in reference to the adopted 1991 Housing Element. Relevant sections of the adopted 1991 Housing Element are incorporated into this Housing Element Update where data and analysis are applicable. Relevant sections include: the evaluation of the effectiveness of the 1985 Housing Element; the comprehensive detailed analysis of the community and housing profile sections and the existing housing needs analysis, which have been completed based on the City and Sphere of Influence; the Goals and Policies, and applicable programs and quantified objectives. Analysis of Units at Risk of Conversion to Market Rate and Land Resources sections have been significantly revised.

The scope and content of this Housing Element Update reflects its unique relationship to the City of Clovis 1991 Housing Element. The 1991 Housing Element addresses housing needs by two geographic areas. The first includes the City of Clovis and its Sphere of Influence which is determined to provide sufficient residential land to meet local housing needs through 1995. The second land use area is a much larger regional market area, of which Clovis is a part, inclusive of unincorporated Fresno County lands adjacent to the community. In the development of existing and future housing needs projections, the 1991 Housing Element does not take into account the expanded Project Area and changes in the land uses of the City of Clovis, Sphere of Influence and surrounding unincorporated land in the Clovis General Plan Project Area. The Clovis General Plan Study Area generally corresponds to the second geographic area representative of the larger regional market area used in the 1991 Housing Element. The area analyzed

in the 1991 Housing Element is assumed to remain constant in terms of land use, and therefore with respect to population, employment and housing projections. This Housing Element Update incorporates the population and housing profiles analysis, and housing needs analysis for the City of Clovis and its Sphere of Influence, as presented in the 1991 Housing Element, as well as introducing population and housing statistics and analysis, and land use resources pertinent to the expanded Project Area. The Community Profile and Housing Profile sections present information by the two geographic areas; the City within its incorporated boundaries, and the entire Project Area, inclusive of the City, its Sphere of Influence, and the unincorporated lands to the north and east included within the expanded Project Area.

Public Participation

The California Government Code requires that local government make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. During the preparation of the 1991 Housing Element, public input was actively encouraged. As the General Plan basically updates the 1991 Housing Element, and incorporates the majority of programs, goals, policies and data analysis, the Public Participation Process undertaken during the development of the 1991 Housing Element is considered relevant to this General Plan Update.

In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Responses from these groups helped guide the housing needs assessment portion of the Housing Element, as well as the five-year action plan. The Clovis Public Participation Plan for the 1991 Housing Element included:

- Presentations to three service clubs, Chamber of Commerce, and eight Clovis Unified School District Parent's Clubs.
- An information meeting at the City of Clovis Senior Center.

- Two community meetings were noticed in paternal organization and church newsletters, and mailed in City water bills. Notices were sent to mobile home parks and Condominium/PUD Associations to be posted. Seven thousand flyers were distributed to the Clovis Unified School District schools and sent home with students. The Clovis Independent and the Fresno Bee published public service announcements.
- Input provided by non-profit housing groups, the Building Industry Association, the Rental Housing Association, and a Multiple Family Advisory Committee appointed by the City Council.
- Four publicly noticed study sessions held before the Planning Commission and City Council.
- Public Hearings held before the Planning Commission and City Council.
- Display units placed in banks and other public places to invite citizen input pertaining to the Housing Element preparation.

In addition, the update of the 1991 Housing Element, as part of the General Plan Program involved a joint City Council/Planning Commission Workshop, two publicly noticed Public Hearings each before the Planning Commission and City Council, and documents on display at the City during the public review process. The Draft and Final Housing Element were circulated to the Department of Housing and Community Development for review and comment.

Issues and Intent

The City of Clovis is at a critical juncture - the community faces increasing growth pressures but is desirous of maintaining its small town character. The Housing Element is an integral part of the General Plan with the intent of setting forth goals, policies and actions to achieve planned and orderly development in the Clovis Project Area, yet maintain the small town atmosphere representative of the community. The Housing Plan promotes balanced residential development as well as a range of housing options available to existing and future residents of the City.

Housing in Clovis is a complex issue, consisting of at least three components: housing affordability, housing quality, and number of housing units. In addition, certain segments of the population have traditionally experienced difficulty in obtaining adequate housing. Unusual difficulties are experienced by the elderly, the handicapped, female headed households, Southeast Asian families, large families of five or more persons, and farm workers are considered special housing needs.

Housing Affordability

State housing policy recognizes that cooperative participation of the public and private sectors is necessary to expand housing opportunities to all economic segments of the community. Historically, the private sector generally responds to the majority of the community's housing needs through the provision of market-rate housing. However, the percentage of population who can afford market rate housing is declining. Should the income-to-cost disparities continue in the years ahead, the ability of the housing industry to produce affordable housing for this segment of Clovis' population may be further diminished.

The high correlation between income deficiencies and housing problems (affordability and maintenance) indicates the need to develop the means to assist low and moderate-income households with their housing needs. Although government subsidized housing programs will continue to be instrumental in improving the living conditions of those households, other actions are also essential to deal with these needs. In addition to the challenge of meeting current housing needs, provision must also be made to satisfy the housing needs of the future. It is reasonable to expect that many of the newly-formed households will have deficient incomes. As in the past, these low income families will, in many cases, be unable to satisfy their housing needs through the market rate inventory, making government assisted housing programs essential and supporting the need for economic development activities which produce new jobs.

It is a primary goal of the City of Clovis to adopt local policies and procedures to provide affordable housing to its residents that do not unreasonably add to escalating City costs. Although state and local governments, as well as private industry, have important roles in the provision of assisted housing, federal funding of existing and/or new housing programs is essential to the provision for very-low,

low- and moderate- income households. Without that resource, the ability of local government to address the housing needs of these income groups is reduced. However, in recent years federal and state policies have shifted costs to local governments on the theory that they can increase or create fees to pay for public services. This has added significantly to the costs of housing and diminished resources to assist the very low- and low-income groups.

The City of Clovis will need to address a number of specific concerns which may prove critical to meeting future housing needs, especially if housing costs continue to increase at current rates. As housing costs rise, future housing needs will increasingly be translated into greater demand for less costly housing types like multiple family units and creative mixed-use products. While the Land Use Plan provides for a full range of housing types and densities, future decisions of the City regarding public improvements, zoning and development standards will determine the extent to which multiple family housing and creative housing products will be successfully utilized in meeting anticipated housing needs. As the City of Clovis pursues annexation of unincorporated developing areas, it has an opportunity to engage in proactive efforts towards ensuring that affordable housing develops commensurate with overall residential growth in the City. The three Urban Center Specific Plan Areas are based on the concept of provision of a range of housing opportunities, with higher density residential and mixed use areas, which combine high density residential with employment generating and service uses in proximity to Employment Centers and Village Activity Centers.

Projected Housing Need

The City of Clovis has experienced significant growth over the past decade. Between 1980 and 1990, the population has increased over 34 percent, while the total number of housing units has grown by only 28.8 percent. Although the prices of market rate housing continues to rise, the demand still remains. Because of the decreasing trend in interest rates, most of the residential construction has been for the single-family market rather than the multiple-family market. The Housing Element indicates a projected need of 2,920 housing units for the City of Clovis by 1996, based on the Fresno COG 1990 Housing Needs Plan. Housing prices in Clovis are still low enough that the above moderate and moderate income households will be able

to find affordable market rate housing as purchasers or renters. The Housing Needs Plan does not take into consideration the lower cost housing left vacant as households move up in the housing market. Many of the low and very low-income households will find affordable rental housing through this upward mobility of other households.

Individuals and households with "special needs" are those whose housing requirements go beyond just a safe and sanitary dwelling at an affordable price and include either unique physical or sociological requirements, or both. Included in this category are: senior citizens and handicapped persons, who have particular physical needs as well as sociological needs unique to their group; large families who need four, five, or more bedrooms in a dwelling; farm workers, who move from one location to another for all or part of a year or only work and receive income for a part of the year; homeless persons, who cannot afford permanent housing; and families with female heads of households, who often represent unusually high percentages of very low and low income households as well as having needs related to location and size of unit.

Not all persons and households in Clovis with "special needs" are in the lower income groups, but it is assumed that where sufficient income is available, these special needs can be satisfied. Special needs groups with low or limited incomes are those targeted by the action plan.

Available Land Inventory

The General Plan establishes land reserved for residential growth. These acreages include vacant and undeveloped lands presently within the City of Clovis that are adjacent to or within a reasonable distance from public sewer, water and street systems. The City will encourage in-fill development. Unincorporated lands within the Sphere of Influence for which specific plans have been prepared which designate land for a variety of residential densities and types: or lands proposed as Urban Centers, for which a specific plan will be required for implementation, also delineate a mix of residential land use potential. These areas outside of the current City boundary will be redesignated and zoned to urban residential classifications upon annexation to Clovis. (It is important to note that present City/County policy encourages urban development to take place within

cities where urban services and facilities are available. The County's Urban Referral Policy requires that all development requests within 1/2 mile of the City's fringe be referred to the City for annexation).

Housing Opportunities

A balanced inventory of housing in terms of unit type, cost, tenure and style promotes a range of housing options that are necessary to support an economically and socially diverse community. While the Land Use Plan promotes significant new growth in the City and the Study Area, it is not to occur at the expense of the unique quality of life and community character that the City of Clovis embodies. Improvements to existing residential neighborhoods simultaneous with new development based on the Urban Village concept emphasizes the effort to integrate future areas of the City with the "small town" character of Clovis.

Housing Rehabilitation and Conservation

Although the assessment of current housing needs indicates that the majority of Clovis' population is adequately housed, it also clearly illustrates that a certain segment of Clovis households are experiencing housing quality problems. Based on the inventory of substandard housing performed in 1990/1991 more than 1,526 families within Clovis are currently living in housing that needs some repair or rehabilitation.

Part of this problem stems from the fact that many dwellings were built prior to local building codes and planning regulation. Many were constructed without proper safety features or were located in areas subject to natural hazards, particularly rural residential and low density residential units within flood prone areas. In other cases, lack of planning permitted development of housing without supportive services and facilities. In some of Clovis' low income neighborhoods lumber seconds and scraps from the lumber mill were used to construct inexpensive homes. Consequently, the quality and desirability of many of these dwellings diminished rapidly and today they represent a large portion of Clovis' substandard housing stock.

In addition, housing conservation is necessary to protect the stock of affordable housing units from being converted to other uses not benefiting lower income groups. At the present time, a number of residential units exist on property that is zoned or planned for commercial or transportation uses,

generally falling within four areas: Herndon Avenue Business Corridor; Clovis Avenue Business Corridor; the Old Town area; and the Shaw Avenue Business Corridor. Development in these areas will be influenced by the completion of Highway 168, and the implementation of the Transit Corridor associated with the Railroad Plan. Generally, these homes are substantially older and a good deal of the useful life of these units expended. While these units are old (50+ years) and in varying states of repair, they typically provide housing in the form of medium to larger sized single family dwellings in a rental range or purchase range that is more affordable to low income families. The actual loss of single family units due to mixed-use development and commercial growth is difficult to gauge in the short term. The dwelling unit projections presented in the Land Use Element Table 2-1 take the conversion of existing dwelling units to non-residential or higher density residential uses into consideration, although the actual number of dwelling units lost is not calculated separately.

Constraints to Affordable Housing

Many factors affect the ultimate cost of housing to the consumer, be it rental or owner occupied. These factors which either prevent construction or raise the cost of construction and/or improvement of housing can be considered constraints. Some of these constraints are the result of governmental actions, policies, regulations and standards, and some are non-governmental market factors. However, governmental and non-governmental constraints are interrelated and affect one another. Therefore, action programs which influence governmental constraints can also affect non-governmental constraints.

Non-governmental constraints are beyond the control of local government and generally cannot be impacted by the actions of a City or County. However, certain actions by the City of Clovis can mitigate some of the adverse impacts of market constraints on a very localized basis.

Balanced Growth

Residential development that is responsive to the built environment is important in maintaining the quality of life highly valued by residents of the Clovis community. The adequate provision in infrastructure and services is considered a necessary qualification to residential development in order to ensure that future

growth does not adversely impact the community. The Plan creates an economically diverse, viable community by providing housing to support the needs of its employers and employees.

Equal Housing Opportunity

Although essential to meeting housing needs, the provision of a sufficient number of dwelling units will not in itself ensure that the entire population will be adequately housed. For example, households with sufficient income to purchase quality housing, may be denied a choice of housing location because appropriate housing at acceptable cost is not adequately dispersed throughout the community.

Although inadequate distribution of affordable housing within a community or region is an important constraint to choice, additional factors contributing to discrimination due to race, religion or ethnic background is an equally significant factor affecting the renting or sale of housing. The City provides for a variety of housing types and densities to meet the needs of its residents, and upholds fair employment and housing practices. In order to prohibit housing discrimination practice in accordance with national fair housing law, effective implementation of housing programs is contingent on full coordination with federal, state and local agencies involved in the provision of housing, or housing related services.

Energy Conservation

The City has promoted energy conservation for residential uses on both educational and regulatory levels. The City plans to support educational programs which promote residential energy conservation for both new construction and existing residences in Clovis.

On a regulatory level, the City enforces the State Energy Conservation Standards (Title 24, California Administrative Code). these building codes provide a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements apply to all new residential construction as well as all remodeling and rehabilitation construction. The City has not adopted subdivision and site plan review regulations or policies which require compliance with specific energy conservation standards.

Evaluation of the 1985 Housing Element

Pursuant to Section 65588 of the Government Code, the City of Clovis has reviewed its Housing Element and has evaluated the appropriateness of its housing goals, objectives, and policies in contributing to the attainment of the State Housing Goal, the effectiveness of the Housing Element in attainment of the community's housing goals and objectives, and the progress of the City in implementation of the Housing Element. The Housing Element has been revised to reflect the results of this review.

Review of Results of the Goals, Qualified Objectives, Policies and Programs of the Previous Housing Element

Goal 1

Develop through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in the City of Clovis.

Objectives

1. Construction of 1,250 non-market rate dwellings by 1990 (637 owner occupied units and 613 rental units).
2. Construction of 1,944 market rate dwellings by 1990 (995 owner occupied units and 949 rental units).

Policies

1. Advocate and support proposed Federal and State actions which will create a positive, stable climate for housing production.

2. Wherever appropriate, facilitate the use of Federal or State programs which can assist in development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.
3. Support efforts which serve to coordinate and improve the availability of the housing delivery system to effectively respond to local housing needs.
4. Accommodate and encourage development of a full range of housing types within the City.
5. Maintain a sufficient inventory of undeveloped land to accommodate timely development of needed new housing supplies.
6. Encourage and participate in efforts designed to achieve economies and efficiencies that will facilitate the production of quality, affordable housing.
7. Promote balanced, orderly growth to minimize unnecessary developmental costs adding to the cost of housing.

Discussion of Policies Relating to Goal 1

The City of Clovis has provided, through its land use planning powers, sufficient land to accommodate residential growth for a variety of single family homes and multiple family units. The City of Clovis has, through adoption of development standards for infrastructure, minimized unnecessary leap frog development. Policies established the timely processing of development applications and the adoption of specific plans to streamline the planning and environmental process have supported the policies found in the 1985 element.

ANALYSIS OF THE OBJECTIVES RELATING TO GOAL 1		
1985 Element Projection	Results	Explanation of Differences
1,250 non-market rate unit(637 owner occupied and 613 rental units)	3 units (owner occupied) 36 units (rental)	City lacked funding for assistance in the construction of new housing units
1,944 market rate units which include 995 owner occupied and 949 rental units	3130 units (owner occupied) 974 units (rental)	The objective was exceeded.
ANALYSIS OF POLICIES RELATING TO GOAL 1		
1. Advocate and support proposed Federal and State Actions to create a positive, stable climate for housing production.	The City has continued to support reasonable efforts at the State and Federal level to create a positive, stable climate for housing.	No specific standard. The City has acted to implement State legislation requiring provisions for additional units in single family areas and accessory units for relatives.
2. Wherever appropriate, facilitate the use of Federal or State programs to assist in development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.	The City has, wherever possible, attempted to utilize State and Federal programs to facilitate housing consistent with identified needs.	No specific standard. However, acting through the Redevelopment Agency, the City assisted with the development of 36 rental units.
3. Support efforts serving to coordinate and improve the availability of the housing delivery system to effectively respond to local housing needs.	The City, through its specific plans, has improved the housing delivery system.	No specific goal in the 1985 Housing Element. Improvements instituted in the specific plans resulted in approximately 3,000 housing units being in the processing stage at any one time.
4. Accommodate and encourage development of a full range of housing types within the City.	Through the adoption of specific plans the City has provided housing opportunities for all entry levels; housing on lots as small as 6,000 sq. ft. to large expensive homes on lots in the 14,000 to 18,000 sq. ft. range.	Adoption of 5 specific plans
5. Maintain a sufficient inventory of undeveloped land to Accommodate timely development of needed new housing supplies.	The specific plans adopted by the City have contributed over 6,000 acres of land.	Adoption of 5 specific plans.
6. Encourage and participate in efforts designed to achieve economies and efficiencies that will facilitate the production of quality, affordable housing.	The City, through its redevelopment agency, is working with non-profit housing providers to create more affordable housing. The City also works with the local Building Industry Association to arrive at off-site costs which result in creating a housing market that is accessible to more families.	No specific standards; however, the City is working with local non-profit housing providers and the B.I.A. to continue promoting economic building conditions.
7. Promote balanced, orderly growth to minimize unnecessary developmental costs adding to the cost of housing.	Through the adoption of off-site improvement requirements the City has encouraged orderly growth and minimized unnecessary developmental costs.	Goals accomplished

Goal 2

To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

Objective

Maintenance of community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.

Policies

1. Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.

2. Encourage application of community design standards that will provide for the development of safe, attractive, and functional housing developments.
3. Support continuation of policies that direct new housing development to cities where essential public facilities can be provided and where appropriate employment, commercial, and educational services are available.
5. Manage neighborhood factors such as traffic flow, school locations, parks, and open spaces and other public uses to stabilize and upgrade neighborhoods and dwellings.

ANALYSIS OF OBJECTIVE RELATING TO GOAL 2		
1985 Element Projection	Results	Explanation of Differences
Maintain and improve community design standards.	Adoption of 5 specific plans.	Specific plans accomplished the task of providing improved community design standards.
ANALYSIS OF POLICIES RELATING TO GOAL 2		
1. Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.	The City Building Division has adopted current building codes and enforces all applicable safety regulations.	No difference; City in compliance with policy.
2. Encourage application of community design standards that will provide for the development of safe, attractive, and functional housing developments.	The City Planning Department, through the Tentative Tract Map Approval Process, has provided for safe, attractive, and functional housing developments.	City in compliance with this policy.
3. Support continuation of policies that direct new housing development to cities where essential public facilities can be provided and where appropriate employment, commercial, and educational services are available.	The City, through its annexation and tax sharing agreement with Fresno County, has promoted development inside the urban area where city services can be provided in accordance with this policy. The City also consistently takes a position opposing the development of housing outside the metropolitan area, which does not have city services.	City is in compliance with the stated policy.
4. Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment.	The specific plans which the city adopted identify the natural resources in the area and make provisions for minimizing any impact on these resources.	City is in compliance with the stated policy.
5. Manage neighborhood factors such as traffic flow, school locations, parks and open spaces and other public uses to stabilize and upgrade neighborhoods and dwellings.	The specific plans provide for appropriate living environment factors in each plan area.	City is in compliance with the stated policy.

Discussion of Policies Relating to Goal 2

The City of Clovis, through the adoption of 5 specific plans, has taken positive steps to manage neighborhood environmental factors such as traffic flow, school locations, parks, and open spaces in addition to minimizing the impacts on the area's natural resources. Specific Plans in conjunction with rigorous enforcement of building code standards have resulted in improvement to the safety and integrity of neighborhoods.

Goal 3

To provide for a choice of housing locations for all residents.

Objective

Designation of sufficient land for residential development and residential reserves to provide 200 percent of the land required for new development through 1991.

Policies

1. Review and update the City of Clovis General Plan on a regular basis to ensure that growth trends are addressed.
2. Encourage the development of various types of housing opportunities in all residential areas in the City.
3. Formation of a Citizen's Housing Committee to study housing problems.

Discussion of Policies Relating to Goal 3

The policies outlined in support of Goal 3 have largely been accomplished through the development of 5 specific plans. The specific plans utilized citizen committees to study and make recommendations on various aspects of housing within each specific plan area.

ANALYSIS OF THE OBJECTIVE RELATING TO GOAL 3		
1985 Element Projection	Results	Explanation of Differences
Designation of 200 percent of the land required for new development through 1991.	5,399.40 acres designated for residential use.	Objective exceeded.
ANALYSIS OF POLICIES RELATING TO GOAL 3		
1. Review and update the City of Clovis General Plan on a regular basis to ensure that growth trends are addressed.	Updating of portions of the general plan took place through the adoption of 5 specific plans; however, the City has not undertaken a comprehensive update of the general plan.	Lack of funding has prevented an update of the general plan.
2. Encourage the development of various types of housing opportunities in all residential areas in the City.	Through the five specific plans, the City has encouraged various types of housing opportunities in all residential portions of the City.	Policy implemented through 5 adopted specific plans.
3. Formation of a Citizen's Housing Committee to study housing problems.	While the City did not form a Citizen's Housing Committee most of the specific plans were developed through various citizen's committees, which dealt with housing questions in their respective areas.	Policy was only partly implemented through the Specific Plan Citizen Committees.

Goal 4

To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

Objectives

1. Rehabilitation of an annual average of 10 dwelling units for very low, low, and moderate income households through 1990.
2. Conservation of all existing dwellings for very low, low, and moderate income households through 1990 that conform with the General Plan and Specific Plans of the City.

Policies

1. Monitor the quality of the housing stock to maintain a current inventory of all substandard housing units.
2. Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.
3. Encourage development of sound new housing on vacant land within existing neighborhoods that have the necessary service infrastructure.
4. Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
5. Promote public awareness of the need for housing and neighborhood conservation.
6. Support actions which foster and maintain high levels of owner occupancy, particularly in those neighborhoods where housing quality is declining.

7. Promote development of public policies and regulations that provide incentives for property maintenance of owner occupied and rental housing.
8. Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.
9. Encourage property maintenance of essential public services and facilities in residential development.
10. Encourage available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment.
11. Facilitate utilization of federal, State and local programs to assist lower-income homeowners to property maintain their dwelling units.

Discussion of Policies Relating to Goal 4

The City of Clovis, through its Redevelopment Agency has developed a home maintenance program that assists low income senior home owners in maintaining their existing homes. This program assisted nearly 100 homes during the reporting period covered by the 1985 Housing Element. The City of Clovis also maintains an active program to identify areas where excessive debris exists on residential property and takes appropriate action to effect the removal of the debris. Through the activities of its Redevelopment Agency, the City of Clovis has worked to develop 4 owner occupied residential units targeted at low and moderate income individuals.

ANALYSIS OF OBJECTIVES		
1985 Element Projection	Results	Explanation of Differences
1. Rehabilitation of an average of 10 dwelling units for very low, low, and moderate income households.	During the reporting period the City, through its redevelopment agency, assisted approximately 60 low income senior citizens through a special program to help with exterior property maintenance.	Lack of funds prevented interior rehabilitation; however, units were assisted with exterior maintenance.
2. Conservation of all existing dwellings for very low, low, and moderate income households through 1996 that conform with the general plan and the specific plans of the City.	During the reporting period, the City of Clovis and Clovis Community Development Agency worked with local realtors, developers, and community service organizations to encourage the retention and conservation of existing dwelling units.	No specific goals were established; however, the City has actively worked with several groups to encourage preservation of affordable housing.
ANALYSIS OF POLICIES RELATING TO GOAL 4		
1. Monitor the quality of the housing stock to maintain a current inventory of all substandard housing units.	City and Redevelopment Agency were able to monitor housing and they established two target areas containing housing which was most in need of replacement or rehabilitation.	Monitoring of housing and establishment of target areas was completed during the time period covered in the 1985 Housing Element.
2. Provide for removal of <u>all</u> unsafe and substandard dwellings which could not be economically repaired.	23 units were demolished as a result of actions by the City.	Most of the demolitions occurred as a result of complaints filed with the City of Clovis Building Division.
3. Encourage the development of sound new housing on vacant land within existing neighborhoods that have the necessary infrastructure.	The Clovis Community Development Agency constructed 4 homes and acquired 13 vacant lots for future housing development.	The amount of lots which the Agency can acquire is limited by Agency low and moderate income housing funds.
4. Support and encourage all public and private efforts to rehabilitate and improve the existing stock.	CCDA developed a program which utilizes local high school students with learning disabilities to provide painting and property maintenance services to 55 low income senior citizens annually.	The Agency's present efforts exceed 1985 projections and provide for an innovative method to bring public and private groups together to make a positive impact on existing housing.
5. Promote public awareness of the need for housing and neighborhood conservation.	-Staff conducted four informational meetings on the subject of housing needs with four citizen's groups in connection with specific plan preparation. -Staff made 12 presentations on the subject of housing awareness to service clubs, Chamber of Commerce, and various civic groups. -Clovis' efforts in the area of neighborhood conservation and housing improvement received a nomination for the League of California City's Isabelle Coleman Award. Staff worked to promote local news stories in the daily and weekly newspapers serving the area.	Results exceed original expectations. The ability of the CCDA to employ a Housing Coordinator allowed the Agency and the City to make significant strides in the promotion of public awareness of the need for housing and neighborhood conservation.

ANALYSIS OF POLICIES

1985 Element Projection	Results	Explanation of Differences
6. Support actions that foster and maintain high levels of owner occupancy. Particularly in those neighborhoods where housing quality is declining.	-The CCDA/City developed a building program for selling single family housing to low - moderate income individuals. This program resulted in the construction of 2 units within the reporting period. -The Agency/City developed a cooperative working relationship with non-profit housing providers to construct new owner occupied single family homes for low - moderate income. One Habitat for Humanity unit was constructed under this policy, and up to 10 lots were purchased for Self-Help Enterprises.	CCDA/City was able to make specific accomplishments due to the use of CCDA 20 percent set aside for housing funds.
7. Promote development of public policies and regulations that provide incentives for property maintenance of owner occupied and rental housing.	The Agency/City introduced a program for housing improvement in two target areas within the CCDA project area.	Program funding did not allow for extensive development of a rental housing program.
8. Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.	-All 5 specific plans have managed development to avoid potentially adverse impacts. -EIRs on the specific plans dealt with mitigating measures associated with the management of land adjacent to single family neighborhoods.	The activities of the City through the specific plan process meet or exceed the goals and policies relating to the management of land within the adjacent to existing neighborhoods.
9. Encourage maintenance of essential public services and facilities in residential development.	From 1986 through 1990 the City has spent approximately \$12,393,304 to provide for maintenance of essential public services.	No differences. City and Agency expenditures have supported the maintenance of essential public services.
10. Encourage available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment.	-Agency developed a program funded with \$40,000 for private sector rehabilitation. -The Agency leased and rehabilitated one home from HUD during the reporting period. This home was rented to a low income senior citizen.	Due to the lack of specific goals, there is not a measurable difference associated with this policy.
11. Facilitate utilization of federal, state, and local programs to assist lower income homeowners to properly maintain their dwelling units.	The Agency established a Summer Painting Program that was federally funded through a grant to assist with a home maintenance program.	Agency programs during the reporting period exceeded informal projections for assistance to low and moderate income families.

Goal 5

To promote equal access to safe and decent housing for all economic groups.

Objectives

1. Homeowner assistance annually to an average of 106 very low, low and moderate income households through 1990.
2. Rental assistance annually to an average of 102 very low, low and moderate income households by 1990.

Policies

1. Encourage enforcement of fair housing laws throughout the City.

2. Support programs that increase employment and economic opportunities.
3. Encourage utilization of Federal, State and local housing assistance programs that enable those persons with unmet housing needs to obtain decent housing at prices they can afford.

Discussion of Policies Relating to Goal 5

Clovis has endeavored to advertise all housing opportunities in areas that reach the minority community. The City of Clovis has also created and staffed an economic development function that has expanded the employment base in Clovis during the period covered by the 1985 housing element. The City has continued to make use of housing programs available through the state and federal government which includes job training grants, rehabilitation funds, and homes the City can lease from HUD.

ANALYSIS OF OBJECTIVES RELATING TO GOAL 5		
1985 Element Projection	Results	Explanation of Differences
1. Homeowner assistance annually to an average of 106 very low, low and moderate income households through 1990.	During the reporting period the City, through the CCDA, assisted four low income families in becoming homeowners.	The Redevelopment Agency established a housing program in 1989. This program will provide additional homeowner assistance in the future.
Rental assistance annually to an average of 102 very low, low and moderate income households by 1990.	No rental assistance was offered during the reporting period.	Lack of funds prevented a rental assistance program.
ANALYSIS OF POLICIES RELATING TO GOAL 5		
1. Encourage enforcement of fair housing laws throughout the City.	City has supported efforts to enforce fair housing laws.	This was not a funded activity during the reporting period.
2. Support programs that increase employment and opportunity. No specific goal.	The City/Agency provided funds during the reporting period to assist with economic development opportunities. Also, the City/Agency created new jobs during the reporting period.	No funding for economic development was in place when the 1985 Housing Element was adopted. After the start of an economic development program the City has funded a staff position. Economic development work has generated many new commercial industrial uses during the reporting period.
3. Encourage utilization of federal, state, and local housing assistance programs that enable those persons with unmet housing needs to obtain decent housing at prices they can afford.	-The Agency has leased one home from HUD using a federal program. -The City of Clovis has made use of its Redevelopment Agency to foster the development of low and moderate income housing.	Through the use of CCDA, the City was able to operationalize several of the policy objectives.

Goal 6

To promote energy conservation activities in all residential neighborhoods.

Objective

1. Promote energy conservation through the use of Federal, State, and local programs that help to reduce overall housing costs.

Policies

1. Advocate and support proposed Federal, State, and local actions to promote energy conservation.
2. Continue to promote public awareness of the need for energy conservation.

3. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

4. Encourage maximum utilization of Federal and State programs that assist homeowners in providing energy conservation measures.

Discussion of Policies Relating to Goal 6

The City of Clovis has actively promoted emergency conservation including such steps as using staff to coordinate a City wide energy program, coordinating with PG&E and public education.

ANALYSIS OF THE OBJECTIVE RELATING TO GOAL 6

1985 Element Projection	Results	Explanation of Differences
Promote energy conservation through the use of federal, state, and local programs that help to reduce overall housing costs.	The City has worked with PG&E to develop programs which conserve energy. The City Building Division has adopted and enforced regulations pertaining to energy savings in commercial and residential structures.	No specific standards were established; however, the City through educational programs with PG&E and through the application of energy requirements in the building division has effected a saving in energy utilization in Clovis.

ANALYSIS OF THE POLICIES RELATING TO GOAL 6

1. Advocate and support proposed federal, state, and local actions to promote energy conservation.	City has worked actively at several levels to promote energy conservation.	No specific standards were established.
2. Continue to promote public awareness of the need for energy conservation.	Through the use of Redevelopment Agency Programs for home repair the Agency has continued to promote energy conservation.	No specific standards were established.
3. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.	City has worked through the activity of the City Building Division to adhere to energy conservation requirements.	City program is in compliance with building code requirements for energy conservation.
4. Encourage maximum utilization of federal and state programs that assist homeowners in providing energy conservation measures.	City has created a redevelopment housing function which makes applications for state and federal programs for energy conservation.	No specific standards; however, the City is using its redevelopment housing function to make applications for state and federal assistance whenever possible.

Summary of Results of the Five Year Action Plan

The following table identifies the results of the Five Year Action Plan, and makes recommendations for future activities for meeting the housing needs of the City of Clovis.

REVIEW OF RESULTS OF THE FIVE-YEAR ACTION PLAN		
Action Plan	Planned Objective	Level of Achievement/Future Status
PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT		
1. Actively pursue annexation of reserve areas within the City's planned urban area.	Continue annexations to provide adequate development sites.	Because of the lack of a tax sharing agreement between the County and the City, no annexations were done for approximately one year of the planning period. The recent completion of an agreement has allowed annexation to begin again - <i>continue implementation.</i>
2. Continue to update the land use element and to use specific plans.	Maintain land reservation at 200 percent of need.	Eight specific plans have been adopted - <i>continue implementation.</i>
3. Encourage infill development.	Study policies to implement programs to permit higher density, expedite processing time, and/or reduce developing fees.	Infill was encouraged by permitting smaller lots and in a very low income neighborhood using CDBG funds to provide street improvements - <i>continue implementation.</i>
4. Identify infrastructure and service limitations	Conduct an audit to identify limitations.	Although no audit was conducted the infrastructure and service needs were addressed in the 1989 Major Street Construction.
5. Initiate development of a computerized information system.	Put zoning and other land use information on a system to provide for future review.	Currently negotiating an agreement with Fresno County and COG to participate in a regional geographical information system - <i>ongoing.</i>
6. Utilize the Clovis community Development Agency (CCDA) to identify housing needs.	Provide assistance for infrastructure improvements.	CCDA provided infrastructure for a landlocked area and developed six lots to be used for low-income housing. An RFP from developers has been released for a second project which could yield up to 40 low cost homes - <i>continue implementation.</i>
7. Prepare an inventory of government owned land.	Identify possible housing sites	Staff monitors the availability of government-owned land - <i>continue implementation.</i>
PROVISION TO VERY LOW-, LOW-, AND MODERATE INCOME HOUSING		
1. Participate with Fresno County in the issuance of Single Family Mortgage Revenue Bonds.	375 single family units over the 5-year planning period.	No bonds were issued because of staff shortage - <i>abandon action plan.</i>
2. Encourage developers to apply for the FmHA 502 Interest Subsidy Programs.	Provide direct loans to low- to moderate income individuals to purchase home.	No loans were made, the City of Clovis is not eligible for FmHA programs - <i>abandon action plan.</i>
3. Participate with Fresno County in securing funds for housing programs.	Secure additional funds for housing programs.	No programs have been entered into with Fresno County - <i>staff will continue to be aware of new programs, but this action plan will be abandoned.</i>

REVIEW OF RESULTS OF THE FIVE-YEAR ACTION PLAN		
Action Plan	Planned Objective	Level of Achievement/Future Status
PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT		
ASSISTANCE TO HOMEOWNERS		
1. Participate with Fresno County in the issuance of single Family Mortgage Revenue Bonds.	375 single family units over the 5-year planning period.	No bonds were issued because of staff shortage - <i>abandon action plan.</i>
2. Encourage developers to apply for the FmHA 502 Interest Subsidy Programs.	Provide direct loans to low- to moderate income individuals to purchase home.	No loans were made, the City of Clovis is not eligible for FmHA programs - <i>abandon action plan.</i>
3. Participate with Fresno County in securing funds for housing programs.	Secure additional funds for housing programs.	No programs have been entered into with Fresno County - <i>staff will continue to be aware of new programs, but this action plan will be abandoned.</i>
ASSISTANCE TO RENTERS		
1. Encourage developers to apply for HUD Section 8 New Construction Funds.	75 units over the 5-year plan.	No developers proposed the use of this program - <i>continue action plan.</i>
2. Support the Housing Authority implementation of rental assistance programs.	300 households with low- or very low-incomes receiving rental assistance.	No additional low- or very low-income households in Clovis received rental assistance. The City of Clovis will develop its own housing authority or contract for services with the Fresno County Housing Authority to bring this resource into Clovis - <i>continue action plan.</i>
3. Encourage developers to apply for FmHA 515 loans.	Develop 25 units over the 5-year planning period.	No units were developed. The City of Clovis is not eligible for FmHA programs - <i>abandon action plan.</i>
4. Encourage developers to apply for California Housing Finance Agency AB 332 allocations.	Develop 25 units over the 5-year planning period.	No units were developed because these funds are piggy-backed with the FmHA 515 program. The FmHA 515 is not available in urban areas - <i>abandon action plan.</i>
5. Participate in rental housing programs.	Strive to achieve the goals and policies established in the Housing Element.	66 low- and moderate income units were constructed as part of larger apartment complexes through the Multiple Family Housing Revenue Bond Program - through 1991 <i>continue implementation.</i>
HOUSING REHABILITATION AND CONSERVATION		
1. Participate in the Fresno County Housing Assistance Rehabilitation Program (HARP).	Rehabilitate 50 owner-occupied homes through HARP.	No homes were rehabilitated through this program during the 5-year planning period. The County's Housing Assistance Plan (HAP) did not designate Clovis as a high priority area; their funds were spent in other areas of the County - <i>abandon action plan.</i>
2. Support the Housing Authority administration of the Section 8 Moderate Rehabilitation Program.	10 units rehabilitated during the 5-year plan period.	No units were rehabilitated - <i>abandon action plan.</i>
3. Participate with Fresno County in the HUD Rental Rehabilitation Program.	5 rental units rehabilitated over the 5-year planning period.	16 units received rental rehabilitation loans - <i>continue implementation as long as federal funds last.</i>
4. Enforce the Mobile Home Rent Review Ordinance.	To protect mobile home parks as an affordable housing alternative.	Mobile Home Rent Review Committee annually reviews owner requests to raise mobile home park space rents - <i>continue implementation.</i>

REVIEW OF RESULTS OF THE FIVE-YEAR ACTION PLAN		
Action Plan	Planned Objective	Level of Achievement/Future Status
PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT		
5. Participate with Fresno County in applying for and implementing the HUD Section 312 Program.	Rehabilitate 10 homes during the 5-year planning period.	No homes were rehabilitated under this program - <i>abandon action plan.</i>
6. Fresno County Environmental Health Department will inspect mobile home parks.	Conduct an annual inspection of mobile home parks to check for code compliance in accordance with Title 25, Chapter 5, of the California Administrative Code.	Responsibility for inspection has been moved to the State Housing Office. Inspections are limited to one every five years and on complaint - <i>continue implementation.</i>
7. Inspect all units being constructed, rehabilitated, expanded, or relocated.	The City Building Division will enforce the Uniform Building Code.	All units are inspected by a City building inspector - <i>continue implementation.</i>
8. Enforce the Housing Code which provides for minimum health and safety standards.	Fresno County will inspect Housing Code violations on a complaint or referral basis.	<i>Continue implementation.</i>
9. Fresno County will enforce the State's Employee Housing Act.	Inspect employer-owned labor camps for minimum health and safety standards.	Not applicable - <i>abandon action plan.</i>
10. City will review its housing conservation policies.	Adopt new policies as necessary.	<i>Continue implementation.</i>
HOUSING TO ACCOMMODATE SPECIAL NEEDS		
1. Participate with Fresno County to develop demographic data on overcrowding.	Formulate programs to deal with overcrowding.	No data was gathered other than Census data - <i>abandon action plan.</i>
2. Encourage non-profit sponsors to apply for HUD Section 202 funds.	25 units constructed for elderly or handicapped during the 5-year planning period.	No units were developed. No non-profit sponsor was interest - <i>continue implementation based on availability of federal finds.</i>
3. Encourage non-profit sponsors to apply for FmHA 514/516 funds.	25 units constructed during the 5-year planning period.	No units constructed, not applicable to Clovis - <i>abandon action plan.</i>
4. Support Fresno County in defining the need for farm worker housing.	County study will determine amount, location, and type of housing needed.	Study was not completed - <i>abandon action plan.</i>
REMOVAL OF CONSTRAINTS		
1. Analyze development fee to determine reasonability.	Amend fee schedules if found unreasonable.	Fee schedules are regularly reviewed and amended as necessary - <i>continue implementation.</i>
2. Continue to use specific plans as a means of preparing master environmental assessments.	Reduce processing time for housing projects.	8 specific plans are currently adopted and provide master environmental assessments - <i>continue implementation.</i>
3. Analyze recent changes in the general plan and zoning ordinance which allow mobile homes on single family lots; provide density bonuses for low/moderate income housing, and allow second dwellings on single family lots.	Identify problems which limit these programs and formulate changes which remove barriers.	Not completed due to staff shortage - <i>continue implementation.</i>
4. Analyze property development standards and land use policies.	Consider modifications which would remove unnecessary constraints.	Ongoing effort to monitor development standard and land use policies - <i>continue implementation.</i>

REVIEW OF RESULTS OF THE FIVE-YEAR ACTION PLAN		
Action Plan	Planned Objective	Level of Achievement/Future Status
PROVISION OF ADEQUATE SITES FOR HOUSING DEVELOPMENT		
5. Analyze site improvement standards.	Formulate modifications which remove unnecessary constraints.	Regular analysis of improvement standards - <i>continue implementation.</i>
NON-GOVERNMENTAL CONSTRAINTS		
1. Consider use of CDBG and/or tax increment to write down infrastructure and land costs.	Write down land costs and infrastructure costs.	CDBG funds were used to provide street improvements for a low income neighborhood. Tax increment was used to complete off-site improvements on a land locked parcel creating six lots for low- and very low-income housing. Tax increment was also used to write down land costs on a 10-unit Self-Help project - <i>continue implementation.</i>
2. Identify barriers to infill development.	Formulate incentives to encourage infill development.	Infill development is not a problem - <i>abandon action plan.</i>
ENERGY CONSERVATION		
1. Support education programs which promote residential energy conservation.	Participate in energy conservation and public awareness programs.	Support is ongoing - <i>continue implementation.</i>
2. Enforce building code regulations which require residential energy conservation measures.	Inspect all new construction and remodeling for compliance with energy conservation requirements.	Building Division conducts inspections - <i>continue implementation.</i>
3. Review land use policies and zoning regulations.	Identify possibilities for improving potential residential energy conservation.	Review has not been conducted - <i>abandon action plan.</i>
PROMOTION OF EQUAL HOUSING OPPORTUNITIES		
1. Support County in establishment of a task force to determine effectiveness of existing programs in complying with federal equal opportunity objectives.	Have representative on the task force.	The County did not establish task force - <i>abandon action plan.</i>
2. Direct resident with discrimination complaints to the State Department of Fair Employment and Housing.	Assist residents in making housing discrimination complaints.	City of Clovis provides assistance by directing individuals with discrimination complaints to Fresno County Public Works Consumer Protection Agency takes complaints as well as provides information and education - <i>ongoing.</i>

Community Profile

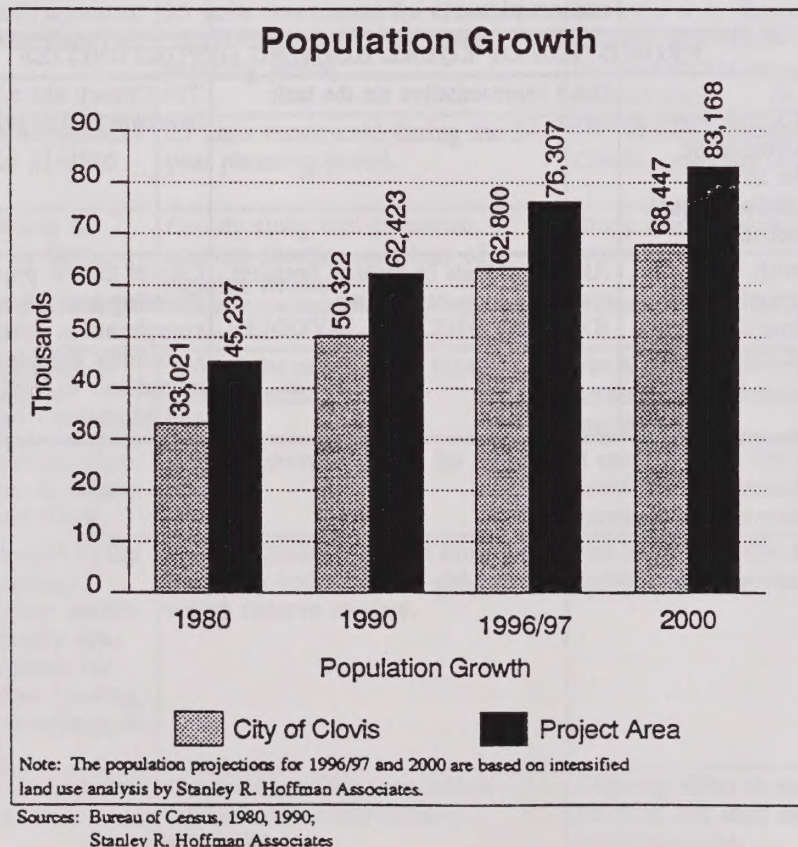
The housing needs of the City of Clovis and the Project Area are determined by characteristics of the population (age, household size, employment, ethnicity). In order to establish housing goals and policies, the housing needs of the City of Clovis and the Project Area have been determined. This information helps to define the City's and the Project Area's current and projected housing needs, and provide direction in updating the City's Housing Element goals, policies, and programs. The two geographic categories are described as follows: the "City of Clovis" includes all land within the incorporated boundaries of the City; the "Project Area" includes the City of Clovis, its 1992 Sphere of Influence, and all unincorporated county lands within the expanded Project Study Area boundary.

The information used to define the City's and Project Area's current and projected housing needs was provided by the 1991 City of Clovis Housing Element Update, and Bureau of Census reports.

Population

City of Clovis

The City of Clovis is one of 18 cities located in Fresno County. The County is experiencing tremendous growth, and is one of the fastest growing regions in the State of California. The City of Clovis has experienced a tremendous increase in population over the last ten years. The 1990 population within the City of Clovis was 50,322 as reported by the Bureau of Census; this was an approximate 34 percent increase from a population of 33,021 in 1980. During this same period, Fresno County increased 23 percent, from 515,013 in the 1980 Census to a population of 667,490 in the 1990 Census. The City of Clovis population is anticipated to grow to 62,800 persons by 1996/97 and to 68,447 by the year 2000. The population growth projections for 1996-97 and 2000 assume annexation of lands within the current 1992 Sphere of Influence boundary as discussed in the Land Use Resources section of the Housing Element. The current 1992 City of Clovis population is estimated at 55,304 persons. (Refer to the Population Growth Exhibit.)



Project Area

Similar to the City's increase in population over the last ten years, the Project Area's population has increased. The population for the Project Area in 1990 was reported of 62,423; a 30 percent increase from 45,237 in 1980. The Project Area population is anticipated to grow to 76,307 by the year 1996 and 83,168 by the year 2000.¹ (Refer to the Population Growth Exhibit.)

Age Composition

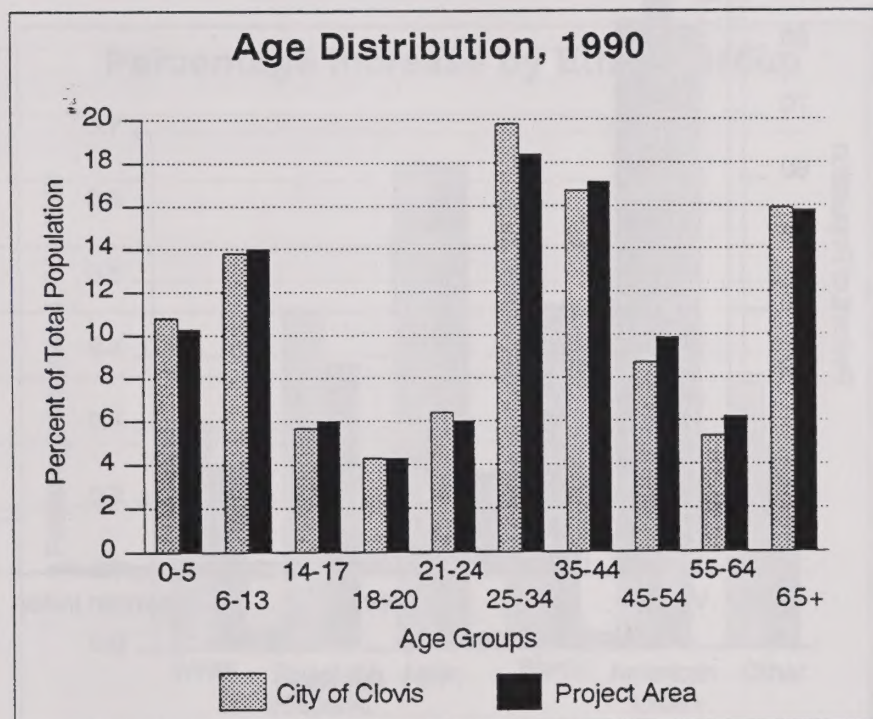
City of Clovis

Between 1980 and 1990 the age distribution of the City's population remained fairly constant with no significant increase in the distribution of age groups.

The Age Distribution Exhibit shows that in 1990 the largest individual age groups were 25-34 years, at 19.8 percent of the total population, and 35-44 years at 16.7 percent of the population. Children (0-17 years) comprise 30.3 percent of the population, adults (ages 18-64) represent 61.2 percent and senior citizens (65 and over years) make up 15.9 percent of the population.

Project Area

The age distribution of the Project Area's population has also remained constant. The largest age groups are 25-34 years and 35-44 years representing 18.4 and 17.1 percent of the total population, respectively, children (0-17 years) comprise 24.3 percent of the population, adults (ages 18-64) represent 61.9 percent and senior citizens (65 and over) represent 15.8 of the population, as indicated on the Age Distribution Exhibit.



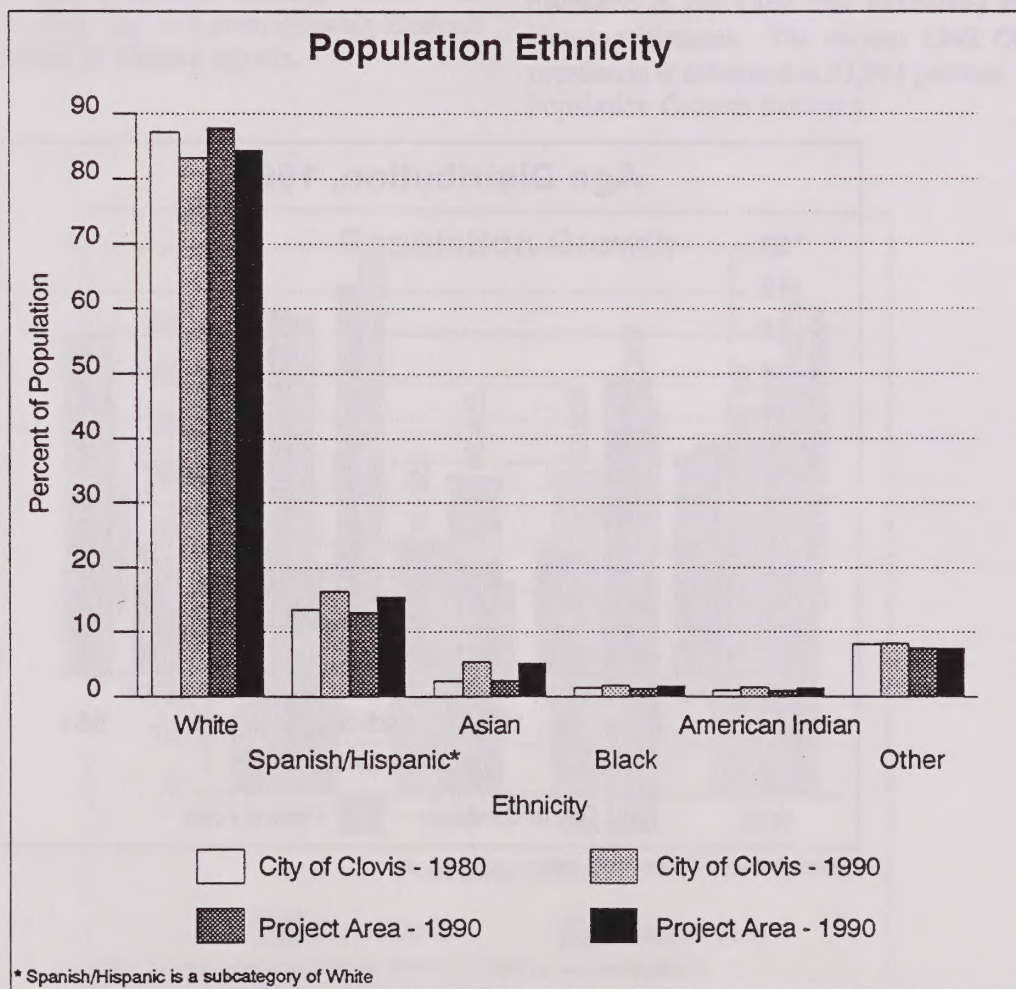
Source: Bureau of Census 1980, 1990

Race and Ethnicity

City of Clovis

Although the number of minority residents increased slightly between 1980 and 1990, the City is primarily comprised of persons classified as white, not of Spanish origin. In 1990, a large proportion, 83.3 percent of the residents of Clovis were white and not of Spanish origin, as shown in the Population Ethnicity Exhibit

While the number of minorities in the overall population is relatively small, each group saw a significant percentage increase in their own population. The Black population increased by nearly 52 percent, the number of American Indians in Clovis increased by approximately 52 percent, the Asian/Pacific Islander population increased by nearly 66 percent, and the Spanish/Hispanic population increased by approximately 46 percent.

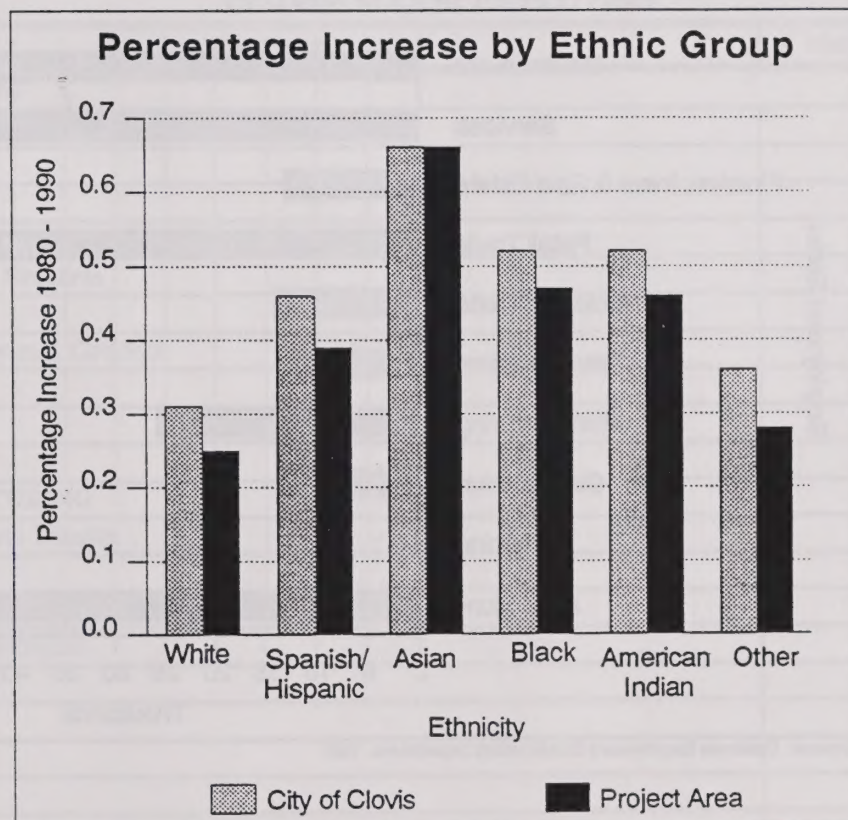


Source: Bureau of Census 1980, 1990

Project Area

Similar to the City of Clovis, the number of minority residents increased in the Project Area from 1980 to 1990. In 1980, 88 percent of the population in the Project Area was white and not of Spanish origin. While the number of minorities in the overall Project Area is relatively small, like the City, some groups saw a significant percentage increase in their population between 1980 and 1990. The Black population in-

creased by approximately 47 percent, the number of American Indians in the Project Area increased by approximately 46 percent, the number of Asian/Pacific Islander population increased by approximately 66 percent and the Spanish/Hispanic population increased by approximately 39 percent. It appears as if the population within the City limits is slightly more ethnically diverse than the Project Area.



Source: Bureau of Census 1980, 1990

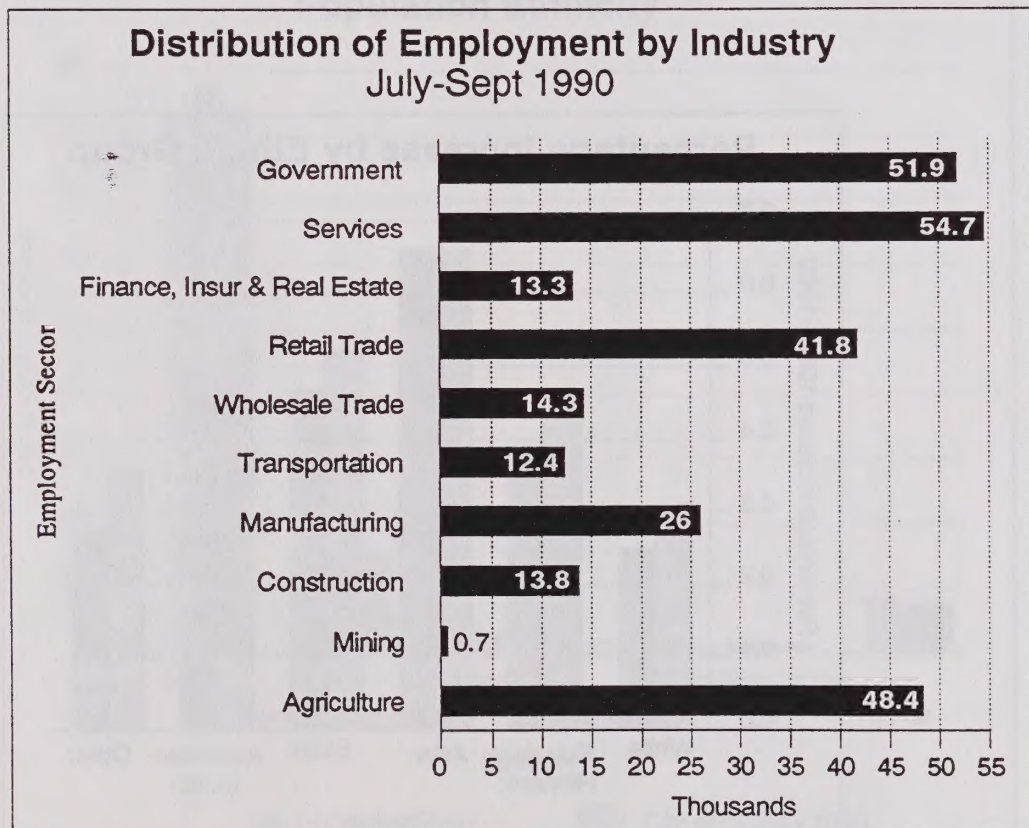
Employment

City of Clovis and Project Area

The State of California Employment Development Department (EDD) considers the Fresno Metropolitan Statistical Area, encompassing Fresno County, one labor market for reporting purposes. Many Clovis residents work in other communities, and by the same token residents from other cities work in Clovis. The Employment Development Department reports that there were approximately 277,600 wage and salary jobs in Fresno County during in 1991. This figure is down slightly from 282,200 in 1990. In 1991, the Service Industry employed the largest number of workers,

accounting for 19.7 percent of the workforce, as shown on the Distribution of Employment by Industry Exhibit. The governmental entity was Fresno County's second largest employer in 1991 with 18.7 percent of the jobs, and the agricultural industry was the third largest provider of jobs in Fresno County with 17.4 percent.

The local working force of Clovis residents was estimated at 24,675 by the 1990 census. The following identifies employment by sector in the City.



Source: California Employment Development Department, 1991

**TABLE 4-1
EMPLOYMENT BY SECTOR**

Employment	Employees
Agriculture, Forestry, and Fisheries	630
Mining	52
Construction	1,758
Manufacturing, Nondurable Goods	981
Manufacturing, Durable Goods	1,260
Transportation	1,118
Communications and Other Public Utilities	1,217
Wholesale Trade	733
Retail Trade	1,217
Finance, Insurance, and Real Estate	4,526
Business and Repair Services	2,402
Personal Services	1,142
Entertainment and Recreation Services	560
Professional and Related Services:	248
Health Services	2,359
Educational Services	2,424
Other Professional and Related Services	1,519
Public Administration	1,746
TOTAL	24,675

**TABLE 4-2
CLOVIS' MAJOR EMPLOYERS**

Company	Number of Employees
MANUFACTURING	
Grundfos Pumps	260
Pelco	205
Western Products	115
Fortress Light-Style Wheelchairs	60
Wawona Foods and Orchards	57
Sandel Glass	53
Clovis Sanger Ready-mix Concrete	51
Hull Inc.	47
McClatchy Printing	36
Quality Cabinets	25
NON-MANUFACTURING	
Clovis Unified School District	1,838
City of Clovis	317
Mervyns	300
Clovis Community Hospital	225
Gottschalks	200
Target	200
Kmart	180
U.S. Forest Service	170
Vons Groceries	165
Hallowell Chevrolet	106

The City of Clovis experienced a tremendous increase in commercial development over the last ten years. This has created hundreds of new jobs. Although the increased commercial activity has brought more job opportunities, many non-manufacturing/retail jobs pay near minimum wage salaries and employ workers part-time. Clovis' manufacturers and non-manufacturing employers which provide the most jobs are:

The EDD's November, 1992 unemployment rate projection for the County was 18.1 percent compared to 8.4 percent reported in the third quarter of 1990. EDD also reported 60,200 unemployed County residents in November, 1992 compared to 27,800 during the third quarter of 1990. The 12.6 percent unemployment rate in November, 1992 has increased from the 6.9 percent unemployment rate reported in 1990, reflecting current economic conditions.²

General Income Characteristics

City of Clovis

The median household income in Clovis is slightly lower than the Fresno County median income household. According to the 1990 census, the 1989 median household income in the City was \$31,699.

The number of households in the \$0 to \$24,999 range may reflect a large student population residing in the southwest section of Clovis, which in turn, may comprise a proportion of the households reported as overpaying.

In contrast, the median household income for Fresno County as reported by HUD in 1992 is \$33,400. This method is consistent with definitions of low- and moderate-income households used in various Federal and State housing programs, e.g., Section 8 and State Density Bonus Law. It is based on an average household size of a family of four. Household income estimates (1990) in terms of number and percent of total households and families is presented in Table 4-3.

In contrast, the median family income in Clovis exceeds the median household income. The median family income in Clovis also exceeds the comparable Fresno County median income, based on a family of four. Statistics indicate that proportionately a higher percentage of families fall within the Above Moderate income range, at 45 percent of families with incomes exceeding \$40,000, as compared to 37 percent of households in Clovis. As well, the converse is evident in the lower income categories. Approximately 37 percent of the households in Clovis fall within lower

TABLE 4-3
1990 HOUSEHOLD INCOME ESTIMATES

Income Category	Households	% of Total Households	Families	% of Total Families
0 - \$14,999	3,654	20	1,836	14
\$15,500 - \$24,999	3,158	17	1,998	15
\$25,000 - \$32,499	2,625	14	1,804	14
\$32,500 - \$39,999	1,923	11	1,533	12
\$40,000 - \$54,999	3,470	19	2,915	22
\$55,000 +	3,325	18	2,994	23
Total	18,155	100	13,080	100
Median Income	\$31,699		\$36,981	
Average Income	\$36,284		\$40,663	

Source: 1990 Census, Summary Table File 3.

income categories, whereas 29 percent of families fall within the lower income categories.

Four household income categories are used by the State of California for housing affordability analysis: Very Low Income (50 percent of the median income), Low Income (51 percent to 80 percent of the median income), Moderate Income (81 percent to 120 percent of the median income), and Above Moderate Income (more than 120 percent of the median income). Table 4-4 estimates the distribution of Very Low, Low, Moderate, and Above Moderate incomes in the City of Clovis and the Project Area based on the 1990 Census number of households, and the Fresno Housing Needs Plan income group distribution.

As shown in Table 4-4, the Above Moderate income households constitute the largest grouping, accounting for 38 percent of all households. The second largest income group is Moderate income households, accounting for approximately 24 percent of the total number of households. Approximately 38 percent of the households in the City are lower-income households, with 21 percent classified as Very Low, and the remaining 17 percent Lower income households. This data indicates that there is a need for housing affordable to the Very Low and Low income households, as well as a strong market for housing that serves the needs of the Above Moderate income households.

The Bureau of Census reports population for the City of Clovis has increased by 34 percent during the last decade. Residents 25 to 44 years of age now represent 36.5 percent of the population. This age group is of child bearing/rearing years which indicates an increasing need for additional housing. Many people in the 25 - 34 year age group, which comprises 19.8 percent of the population in the City of Clovis, are likely to be first-time homebuyers, thereby increasing the need for entry level homes which typically are priced below the median housing cost. A segment of the housing stock which may serve the entry level housing market is move-up housing—housing which was purchased for \$30,000 to \$60,000 in the 1970s and early 1980s, which is now being sold for an average of \$92,300³ as the original owners move up to newer and larger housing. Households in the Moderate, and some Low income households at the higher end of the income group distribution could afford to purchase homes in this price range.

Although the Clovis labor market has benefitted from increased commercial activity, the agriculture and service industry provide the most jobs in Fresno County. Both types of employment tend to be relatively low paying, increasing the need for affordable housing for low- and very low-income households.

Project Area

The same income categories were used to calculate the household income for Very Low income (50 percent of the median income), Low income (51 percent to 80 percent of the median income), Moderate income (81 percent to 120 percent of the median income), and Above Moderate income (120 percent or more than the median income) in the Project Area as were used for the City of Clovis. Table 4-4 estimates the distribution of Very Low, Low, Moderate and Above Moderate incomes in the Project Area based on the 1990 Census

**TABLE 4-4
INCOME DISTRIBUTION IN CLOVIS AND THE PROJECT AREA**

Income ₁	% of Total Population ₂	City of Clovis	Project Area
Very Low/Less than \$16,700	21.3%	3,867	4,699
Low/\$16,701-26,700	16.9%	3,068	3,728
Moderate/\$26,701-40,100	23.7%	4,303	5,228
Above Moderate/\$40,100+	38%	6,899	8,383
TOTAL HOUSEHOLDS,	100%	18,155	22,061

1 Department of Housing and Urban Development (HUD), 1992.

2 Percentages of 1990 Census Household Income based on 1990 Fresno County Regional Housing Needs Plan and negotiation with the City of Clovis.

3 U.S. Bureau of Census, 1990.

number of households and the same distribution of income categories within the Project Area as applied to the City of Clovis.

The population of the Project Area has increased by 28 percent during the last decade. Like the City, residents 25-44 years of age now represent 35.5 percent of the population. This age group is of child bearing/rearing years which indicates an increasing need for additional housing. Approximately 18.4 percent of the population are in the 25-34 year range. As in the City of Clovis, many people in this group are likely to be first-time homebuyers increasing the need for affordable entry level homes.

Housing Profile

This section provides an overview and comparison of the housing stock in the City of Clovis and the Project Area. Analysis of past trends of the housing stock provides a method of projecting the future housing needs of Clovis and the Project Area.

The information used to define the City's and Project Area's current and projected housing stock was provided by the 1991 Clovis Housing Element Update for the City of Clovis, surveys conducted by the CCDA, market data, and by analysis of housing characteristics of the entire project area extrapolated from Bureau of Census reports.

Housing Characteristics

City of Clovis

Data from the U. S. Bureau of Census indicates that the housing stock in the City of Clovis increased by 5,543 units between 1980 and 1990, from 13,360 to 18,888 units. This change represents a 41.4 percent increase. The data summarized in Table 4-5 indicates that the growth of the housing inventory in the City has slowed. The period from 1970-1980 showed a 207 percent increase in total housing units, with an average increase of 900 units per year, while during the period between 1980-1990 an average increase of 554 units per year was experienced. The actual growth of the housing inventory varies from year to year.

There are three basic types of housing units for which data is presented: single-family detached units (including planned unit developments), multiple-family units ranging from duplexes to large apartment developments, and mobile homes located in mobile home parks and on individual lots.

The predominant type of dwelling unit continues to be the conventional single-family residence in the City. The construction of single family, detached homes declined between 1970-1980 and rose slightly during 1980-1990. As indicated in Table 4-6, single-family units in Clovis presently comprise 60 percent of the total housing market. A substantial amount of the total multiple-family growth occurred in the early 1980s.

**TABLE 4-5
TOTAL HOUSING STOCK
1970-1990 DWELLING UNITS**

	1970	% Change 1970-1980	1980	1990	% Change 1980-1990
California	6,996,990	31.9	9,223,120	10,966,024	18.9
Fresno County	135,620	42.8	193,653	235,563	21.6
City of Clovis	4,347	207.0	13,345	18,888	41.5
Project Area	-- ¹	-- ¹	17,216	22,808	32.5

1. Data not available for this time period by the geographic area encompassed by the Clovis Project Area.
Source: U.S. Bureau of Census 1980, 1990 for County and City.
Department of Finance January 1990 estimate for State.

In 1991, according to the City of Clovis Building Department, multiple-family housing units made up 34.5 percent of the total housing units, with 6,406 units inventoried. There are approximately 59 apartment complexes in the City of Clovis, as well as a number of smaller two, three and four unit complexes which are not identified as apartment "complexes." The number of mobile homes has been relatively small in comparison to single and multiple-family residential structures. In 1990, mobile homes represented only 4.6 percent of the total housing stock.

Project Area

Similar to the City of Clovis, data from the Bureau of Census indicates that the housing stock in the Project Area increased by 5,592 units between 1980 and 1990 from 17,216 to 22,808 units representing a 32.5 percent increase. The three basic types of housing units for which data is presented for the Project Area are found in Table 4-6 and include the same housing unit types described for the City.

The predominant type of dwelling unit in the Project Area is the single-family residence. Table 4-6 indicates that single-family residences comprise of 66 percent of the total housing market. This reflects the predominance of rural residential and low density residential dwelling units located within the unincorporated County portions of the Clovis General Plan Project Area. The Bureau of Census indicates that 29 percent of the housing market was comprised of multi-family homes and 5.0 percent of the market comprised of mobile homes in the Project Area.

Household Characteristics

Before current housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified in the City of Clovis and the Project Area. The following is an analysis of household size, household growth, tenure, and vacancy trends. By definition a "household" consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children is considered a household.

**TABLE 4-6
TOTAL DWELLING UNIT BY TYPES OF STRUCTURE**

Dwelling Type	1970		1980		1990		% Increase 1980-1990
	Units	% of Total	Units	% of Total	Units	% of Total	
CITY OF CLOVIS							
Single Family	3,607	83.0	7,267	57.3	11,341	60.0	56.0
Multi-Family	403	9.3	4,744	37.4	6,551	35.0	38.0
Mobile Homes	337	7.7	667	5.3	898	5.0	35.0
Total Year Round Dwelling Units	4,347	100.0	12,678	100.0	18,888 ¹	100.0	49.0
PROJECT AREA ³							
Single Family	-	-	12,329	720	15,047	66.0	-22.0
Multi-Family	-	-	4,088	24.0	6,555	29.0	60.0
Mobile Homes			765	4.0	1,088	5.0	42.0
Total Year Round Dwelling Units	-	-	17,216 ⁴	100.0	22,808 ²	100.0	32.5

1. Total includes 98 units designated as "Other".

2. Total includes 118 units designated as "Other."

3. Data by Project Area for 1970 not available.

4. Total includes 34 units designated as "Other."

Sources: U.S. Bureau of Census, 1990 for the Project Area

City of Clovis Planning Department and Building Division

Households

City of Clovis

During the years between 1980-1990 the City grew at a higher rate in the number of households than experienced by Fresno County or the State of California, as shown in Table 4-7. The total number of new households in the City of Clovis was 5,718.

Project Area

Similar to the City of Clovis, during the years between 1980-1990 the Project Area experienced a greater increase in the number of households than Fresno County or the State. The total number of new households in the Project Area was 6,011.

Household Size

City of Clovis

Table 4-8 shows changes in household composition in Clovis between 1980 and 1990. Historically, during the last few decades, there has been a small, but steady, decline in the average household size in Clovis and generally throughout Fresno County. However, in Clovis from 1980 through 1990, the average household size increased from 2.70 persons to 2.75 persons. Household size is important as the City uses the average household size to plan for most public improvements and services and to project population. In California the household size increased from 2.68 persons per household to 2.72 persons. The City of Clovis has recently switched from its traditional position below the national average household size to above it. It is projected that the average household size in the City of Clovis will increase to 2.92 persons by 1995.⁴ The increase in household size may reflect Clovis' increasing attractiveness as a desirable place to live for families with children.

Project Area

The changes in household composition for the Project Area between 1980 and 1990 can be seen in Table 4-8. Unlike the City of Clovis average household size increase, the average household size in the Project Area has remained the same from 1980 at 2.81 through 1990 at 2.82 with only a .1 increase in size. Household size will be important in the unincorporated portions of the Project Area, as the City annexes land into the City boundaries, as the City uses the average household size to plan for most public improvements and services. The State of California average household size of 2.72 persons is lower than the average household size for the Project Area from 1980 through 1990. The larger household size within the entire project Area may reflect the larger lot, single family semi-rural type housing prevalent in the areas outside of the City's incorporated boundaries.

Housing Tenure

City of Clovis

The number of owner-occupied housing units in the City of Clovis has remained steady during the last decade at about 51 percent of the total units. According to the California Statewide Housing Plan Update (1990), provided by the Department of Housing and Community Development, 50.8 percent of all housing units in the State are owner-occupied. The percentage of owner occupied units in Clovis is similar to that of California. As indicated in the Total Housing Units Exhibit, renter occupied housing in Clovis has increased by 2.9 percent to 45.3 percent of the housing units between 1980-1990. The increase in the number of renter occupied housing in Clovis reflects the decrease in the vacancy rate.

**TABLE 4-7
TOTAL HOUSEHOLDS**

	1980	1990	% Increase 1980-1990
California	8,629,866	10,381,206	20.3
Fresno County	178,506	220,933	23.8
City of Clovis	12,437	18,155	45.9
Project Area	16,050	22,061	37.5

Source: U.S. Bureau of Census 1980, 1990 for the City, County, State and Project Area

**TABLE 4-8
HOUSEHOLD SIZE**

Households	1980		1990	
CITY OF CLOVIS	12,511	%	18,261	%
1 Person	2,670	21.3	3,924	21.5
2 Person	4,079	32.6	5,534	30.3
3-4 Person	4,395	35.1	6,758	37.0
5+ Person	1,367	10.9	2,045	11.0
AVERAGE HOUSEHOLD SIZE	2.70		2.75	
Project Area	16,046	%	22,062	%
1 Person	3,092	19.3	4,277	19.4
2 Person	5,073	31.6	6,795	30.8
3-4 Person	5,871	36.6	8,292	37.6
5+ Person	2,010	12.5	2,698	12.2
AVERAGE HOUSEHOLD SIZE	2.81		2.82	
Source: U.S. Bureau of Census 1980, 1990 for the Project Area. Urban Decision Systems.				

Project Area

The number of owner-occupied housing units in the Project Area has increased during the last decade as reported by the Bureau of Census by 1.7 percent to 57.3. As indicated in the Total Housing Units Exhibit, the number of renter-occupied housing units in the Project Area has increased 1.9 percent to 39.5 percent of the housing units between 1980 and 1990. Similar to the City of Clovis, the number of renter-occupied housing units in the Project Area has increased as the vacancy rate has decreased.

Vacancy Rates

City of Clovis

The vacancy rate is a measure of the general availability of housing. It also indicates how well the type of units available meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate either the existence of a high number of units undesirable for occupancy, or an oversupply of housing units. The Bureau of Census reported Clovis' vacancy rate has declined 3.6 percent from 6.9 percent in 1980 to 3.3 percent in 1990. Approximately 127 multifamily units in Clovis were reported vacant in December, 1992.

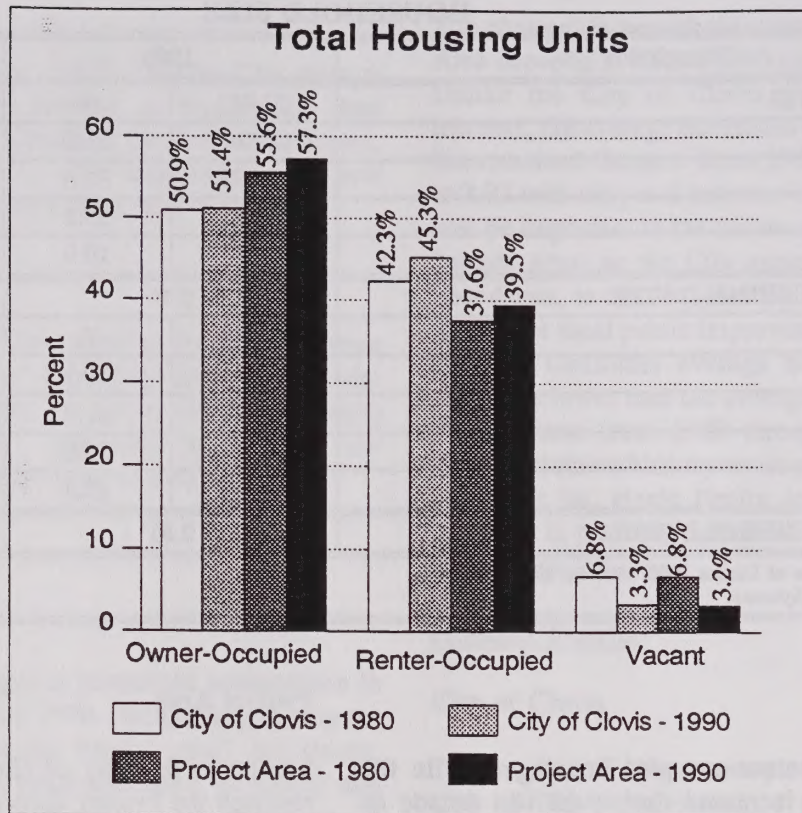
Project Area

Similar to the City of Clovis, the Bureau of Census reported the Project Area's vacancy rate has declined 3.5 percent from 6.8 percent in 1980 to 3.3 percent in 1990. Please see Table 4-9. This lower vacancy rate suggests that households may have difficulty locating housing within their price range versus a high vacancy rate which indicates a large supply of units exist that are undesirable for occupancy or an oversupply of housing units exists.

Housing Costs and Rents

City of Clovis and Project Area

The average value of existing housing units in the City of Clovis and the Project Area as reported by the Bureau of Census was \$91,817 for the City and \$114,490 for the Project Area in 1990. The average asking price for a typical 1900 square foot new home, as of December 1992, is \$151,614. The average asking price for an existing home is \$121,380.



Sources: Urban Decision Systems
Bureau of Census 1980, 1990 for Project Area

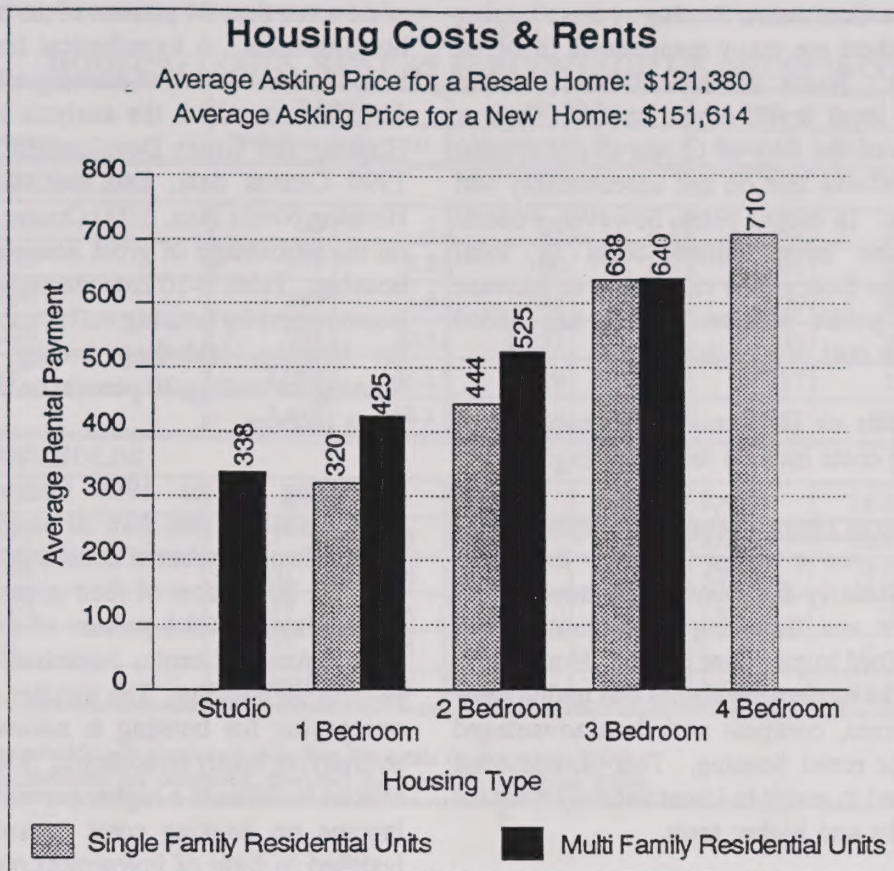
**TABLE 4-9
VACANCY RATE**

1980	1990	% Change 1980-1990
CITY OF CLOVIS		
6.9%	3.3%	-3.6%
PROJECT AREA		
6.8%	3.3%	-3.5%

Source: U.S. Bureau of Census, 1980 & 1990.

The Housing Costs and Rents Exhibit shows the average price of resale for existing single-family housing, new single-family housing and the average rental price for single-family units in the City of Clovis based on mail and telephone surveys conducted by the City in 1990 and 1991, and by telephone updates in 1992. A slight increase in single family housing costs and rents occurred between 1990 and 1992 that the survey does not account for. Therefore, the average asking price for an existing home and for a new home has been adjusted to reflect market activity between 1990 and 1992.

Unlike other areas in California, housing prices in the Clovis area experienced incremental increases throughout 1990 to 1992. Housing prices have recently stabilized, yet there is no trend of a decline in new and existing housing prices as currently being experienced elsewhere in the State.



Housing Needs

Existing Housing Needs

The following analysis of current City of Clovis housing conditions presents housing needs and concerns relative to various segments of the population.

Housing in Clovis is a complex issue, consisting of at least three major components: housing affordability, housing quality, and number of housing units. In addition, certain segments of the population have traditionally experienced unusual difficulty in obtaining adequate housing. Unusual difficulties experienced by the elderly, the handicapped, female headed households, large families of five or more persons, and farm workers are discussed as special housing needs in this section.

Housing Affordability

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary State goal is the provision of an adequate home and a satisfying environment that is affordable for everyone. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population who can afford market rate housing is declining. "Affordable housing costs with respect to very low, low and moderate income households shall not exceed 30 percent of gross household income." (Health and Safety Code, Section 50052.9).

As discussed in the Constraints Section of this Housing Element Update, there are many components involved in housing costs. Some of these factors can be controlled at the local level, others cannot. It is a primary objective of the City of Clovis to adopt local policies and procedures that do not unreasonably add to escalating costs. In recent years, however, Federal and State policies have shifted costs to local governments on the theory they can create or increase fees to pay for public services. This has added significantly to the cost of new housing.

Some of the effects or problems which result from increased housing costs include the following:

- **Declining Rate of Homeownership:** Buying a new home has become a major problem for many families, particularly first-time home buyers. As housing prices and financing rates climb, fewer people can afford to purchase homes. Households with median and moderate incomes that traditionally purchased homes, compete with less advantaged households for rental housing. This phenomenon can be expected to result in lower vacancy rates for apartment units and higher rents.
- **Overpayment:** Overpayment refers to renters and homeowners who must pay more than 30 percent of their gross incomes for shelter. The high cost of housing eventually causes fixed-income, elderly, and lower income families to use a disproportionate percentage of their income for housing. This may cause a series of related financial problems which may result in a deterioration of housing stock, because costs associated with maintenance must be sacrificed for more immediate expenses (e.g. food, clothing, medical care, and utilities).
- **Overcrowding:** As housing prices climb, lower income households must be satisfied with smaller, less adequate housing for available money. This may result in overcrowding. Overcrowding places a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general.

In determining existing need for affordable housing it is necessary to relate income with housing costs and rent prices. Affordability is defined as the expenditure

of no more than 30 percent of the household income for housing costs. A hypothetical family of four persons is used here to analyze housing affordability in Clovis. The data on which the analysis is based comes from Housing and Urban Development 1992 income limits, 1990 Census data, and the 1990 Fresno Regional Housing Needs Plan. 1990 Census provides information on the percentage of gross household income spent on housing. Table 4-10 lists the percentage of renters and homeowners by housing unit according to monthly costs for housing, including average monthly costs for housing exceeding 30 percent or more of their monthly gross income.

According to the 1990 Census, the majority of households pay less than 30 percent on housing costs. A significant number of households, however, pay more than the 30 percent of their gross income on housing. Approximately 22.1 percent of owner-households and 41.7 percent of renter households pay more than 30 percent on housing. The number of owner households overpaying for housing is not as great a concern as overpaying renter households. Some owner households choose to allocate a higher percentage of their monthly income on housing costs because this allocation is justified in light of investment qualities of ownership.

Table 4-10 shows a disproportionate number of low income households reported overpaying for rental costs. A higher proportion of renters to homeowners pay 30 percent or more of their monthly income for housing in the lower and moderate income categories. The Census, however, does not present overpayment in terms commensurate with the categories of Very Low and Low Income as defined on the following Table (Table 4-11). However, comparisons can be made on a general level. For example, 36.6 percent of renters earning up to \$19,999 pay more than 30 percent of their incomes on housing, which constitutes 3,104 households. In the moderate range, \$20,000 to \$34,999, only 427 households pay more than 30 percent of their incomes for housing at five percent of the renter population. This reflects the need for affordable rental housing in the City, particularly for Very Low and Low income households. Regarding homeowners, Table 4-10 indicates that 9.8 of homeowners earning \$20,000 to \$34,999 pay 30 percent or more of their monthly income for mortgages. This income group appears to be the most highly impacted homeowner income group in terms of overpayment. This reflects the need for affordable Low and Moderate income homes in the City.

**TABLE 4-10
HOUSING COSTS, RENT AS PERCENTAGE OF GROSS INCOME**

Income	0-19%		20-29%		30% or more		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
OWNER HOUSEHOLDS								
Less than \$10,000	25	.2	91	1.1	245	2.9	301	4.3
\$10,000 - \$19,999	277	3.3	100	1.2	297	3.5	674	8.0
\$20,000 - \$34,999	487	5.8	345	4.1	829	9.8	1,601	19.7
\$35,000 - \$49,999	785	9.3	1,251	14.8	375	4.4	2,411	28.6
\$50,000 or more	2,064	43.1	1,129	13.4	117	1.4	3,310	39.2
Total	3,638	43.1	2,916	34.6	1,863	22.1	8,439¹	99.8
RENTER HOUSEHOLDS								
Less than \$10,000	0	0	12	.1	1,408	16.6	1,420	16.7
\$10,000 - \$19,999	23	.3	449	5.3	1,696	20.0	2,168	25.6
\$20,000 - \$34,999	801	9.4	1,446	17.0	427	5.0	2,674	31.4
\$35,000 - \$49,999	957	11.3	313	3.7	13	.2	1,283	15.2
\$50,000 or more	725	8.5	23	.3	0	0	748	8.8
Total	2,506	29.5	2,243	26.4	3,544	41.7	8,492²	97.7

Source: 1990 Census

1. Includes 22 households not computed, therefore the totals do not equal 100%.

2. Includes 199 households not computed, therefore the totals do not equal 100%.

Table 4-11 identifies the affordable rents and purchase prices by income category established by HUD and the FRHNA for a family of four, and a single-person household. The rents and purchase prices are predicated on maximum affordable payments based on 30 percent of income expended. In the case of rent, the 30 percent does not include allowance for utilities. In the case of purchase, the 30 percent includes payment on principal and interest. A 9 percent interest rate is assumed.

The current 1992 interest rates allow a slightly more expensive home to be afforded. With some of the creative interest rates available, a household with a lower income may qualify for a home otherwise out of its range.

As a measure of affordability in Clovis, the above available expenditures should be compared with rental and purchase prices in the City. As illustrated in the Housing Profile Section, Housing Costs and Rents Exhibit, average market rents for multiple family units were \$338 for studio; \$425 for one bedroom; \$525 for two bedroom; \$640 for three bedroom apartments. Single-family rental units averaged at rental prices of \$320 for one bedroom, \$444 for two bedroom, \$638 for three bedroom, and \$710 for four bedroom units according to the updated 1990/91 City survey. Overall,

these rents do not include utilities, which may impose additional costs to the renter of between \$50 and \$100 per month, depending on which utilities the renter is responsible for paying. Renters may be required to cover water, sewer and trash pickup costs in addition to the usual electric, gas and phone. The addition of these costs may cause rental of a unit which would otherwise be affordable to become a condition of overpayment. As reported by the Bureau of Census, 45.3 percent of the housing units in Clovis are renter occupied and the residents have experienced overall rent increases. A Very Low income family of four with an income of \$16,700 or less can afford a housing payment/rent of \$418 per month. A Very Low income family consisting of a single individual, with an income of \$11,700 or less, can afford a housing payment/rent of \$293 per month. The following Table (Table 4-12) shows that a two bedroom apartment rents for an average of \$525 per month in Clovis and that a 2-bedroom house rents for an average of \$444 per month. Table 4-12 also shows that a studio or one-bedroom apartment rents for an average of \$307 for a studio to \$425 per month for a one-bedroom, and that a one-bedroom house rents for \$320 per month.

**TABLE 4-11
CLOVIS AFFORDABLE RENT AND PURCHASE PRICE BY ANNUAL INCOME**

Type	Annual Income (1991)	Maximum Affordable Rent Payment ¹	Maximum Affordable Purchase Price ¹
FAMILY OF FOUR INCOME			
Very Low	0 - \$16,700	\$418	\$52,250
Low	16,701 - 26,700	668	52,250 - 83,600
Moderate	26,701 - 40,100	1,002	83,600 - 124,600
Above Moderate	40,100+	1,003+	124,600+
INDIVIDUAL - SINGLE-PERSON FAMILY²			
Very Low	0 - 11,700	\$293	36,300
Low	11,701 - 18,700	\$468	58,200
Moderate	18,701 - 28,050	\$701	87,050
Above Moderate	28,051+	Above \$701	87,050+
¹ . Based on 30 percent of income. ² . Income limits established by HUD, May 1992.			

However, it is possible that households comprised of single individuals may share a one or two-bedroom unit, as roommates, particularly in the case of college students, thereby splitting the cost of the rental unit. In this circumstance, two unrelated Very Low income individuals could afford to rent a two-bedroom apartment or rental house, as well as a few three-bedroom units available at the lower end of the rental range. Approximately 4,277 households, or 21.5 percent of all households in the City consist of a single individual per unit. Of these single-occupancy households, approximately 62.2 percent are renters. There are 5,671 non-family households in the City, comprising 25 percent of the population.

In 1992, the average resale asking home price was \$121,380 and the average new home price was \$151,614 as determined by New Home Trends analysis.⁵ Based on this information, it is apparent that generally only families with Moderate and Above Moderate incomes can afford to buy a house. The median household earnings of \$33,400 used by the Fresno County Housing means a four person household can "theoretically" afford a monthly housing payment of \$835. This is considerably less than the approximate \$940.00 monthly payment required for an average priced existing resale home financed at 8 percent interest (reflecting current interest rates), or \$1,100.00 monthly payment reflecting a 10 percent fixed interest rate. According to the distribution of resale house prices, approximately 17.5 percent of the homes on the market would be affordable to the Lower income

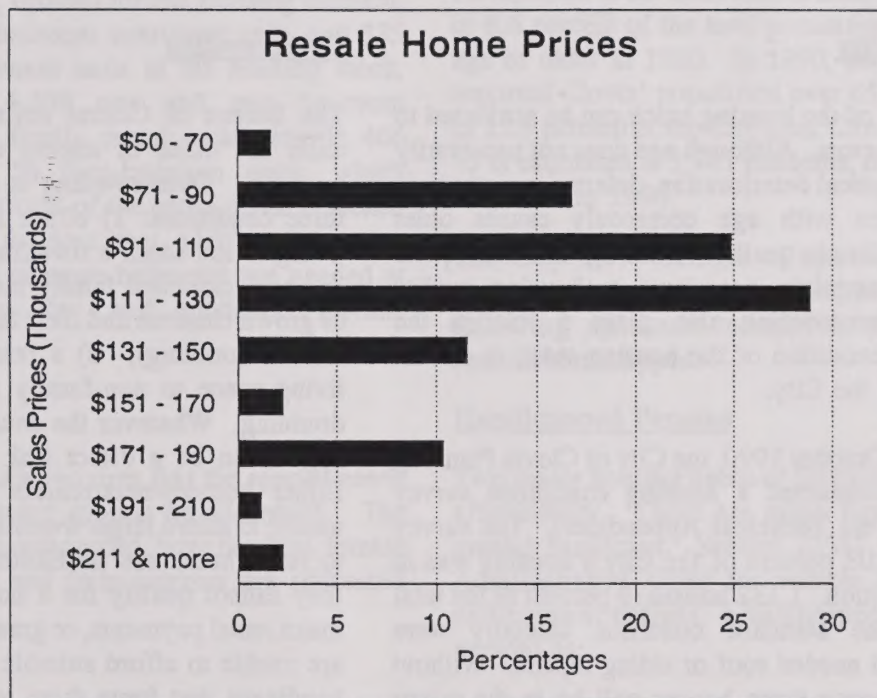
households. An additional 24.9 percent of the homes falling within the \$91,000 to \$110,000 range may be affordable to the Moderate income households. An additional percentage of the homes offered at \$111,000 to \$130,000 may be affordable to households at the upper end of the Moderate income group, where a home selling for \$124,600, financed at a 9 percent interest rate and a 10 percent down payment results in a monthly payment of approximately \$902. Approximately 56.7 percent of the resale homes may not be affordable to any household income category except for Above Moderate and the upper income range of the Moderate Income category. Less than 1.7 percent of the existing resale housing stock may be affordable to those households within the Very Low income category. The average new home sale price of \$151,614, puts new single-family homes further out of reach for all but the Above Moderate income households, and is even above the reach of the lower range of the above moderate income group. An income of \$47,040 is required to purchase the average new home, at an interest rate of 8 percent and a 10 percent downpayment. At higher interest rates, or lower downpayments, an even higher income is required.

Families in the Above Moderate, Moderate, and Low income groups can generally afford the rent for an average two bedroom rental unit. Low income families may find it difficult to pay for the necessary number of bedrooms, and Very Low income households will find it difficult to find affordable housing within the existing housing stock.

**TABLE 4-12
CLOVIS RENTAL UNIT INVENTORY**

Type of Unit	Number of Units	Rental Range ²	Average Rent ¹
APARTMENT UNITS			
Studio	152	\$295 - 325	\$307
One Bedroom	2,141	\$250 - 595	\$425
Two Bedroom	3,997	\$275 - 825	\$525
Three Bedroom	335	\$400 - 890	\$640
SINGLE-FAMILY DETACHED RENTAL HOUSES			
One Bedroom	14		\$320
Two Bedroom	138		\$444
Three Bedroom	406		\$638
Four Bedroom	53		\$710

¹ Average apartment rental rates adjusted to reflect an approximate 10 percent increase in rents between December 1990 and December 1992.
² Rental range not available for Single-family Detached Rental Houses.
Source: CCDA Surveys 1990/1991.



Source: Multiple Listing Services, Jan. 11 - 17 and Feb. 1, 1991

This information indicates that the majority of the households that are in the Very Low income category must pay more than 30 percent of their income for housing costs for any single family home or apartment with over one bedroom. In Low income households, which comprise 17 percent of total households, a high percentage of large families and those who want to be owner occupants must pay over 30 percent of their household incomes for housing.

Other sources for estimating overpaying households are the waiting lists for Section 8 Housing programs. Due to demand for Section 8 units, only Federal preference applicants are placed on the waiting list. One of the criterion for Federal preference is if the applicant household is paying more than 50 percent of monthly income for rent plus utilities. According to the Fresno County Housing Authority, acceptance of applications was cut off in the spring of 1992, as approximately 25,000 households in the County had applied for Section 8 assistance and were currently on the waiting list.

Housing Quality

The condition of the housing stock can be attributed to a number of factors. Although age does not necessarily precipitate physical deterioration, deferred maintenance in combination with age commonly causes older housing to decline in quality. While age and inadequate maintenance certainly contribute to housing quality problems, overcrowding also plays a role in the deteriorating condition of the housing stock in certain older areas of the City.

Beginning in October 1990, the City of Clovis Planning Department conducted a housing conditions survey (contained in the Technical Appendices). The survey found that 97.08 percent of the City's housing was in standard condition. 1,132 houses (9 percent of the total houses) in the standard condition category were borderline and needed roof or siding repairs. Without some maintenance these houses will be in the minor repair category in the 1996 Housing Condition Survey. Of those units requiring work, 1.9 percent of the housing structures in Clovis require minor rehabilitation, .91 percent would require moderate to major rehabilitation, and 0.11 percent require substantial rehabilitation (which may cost more than the value of the dwelling), or are dilapidated to the point of needing demolition.

The survey also included a rating of property conditions. Each residence was rated on landscape, presence of trash and rubbish, inoperable vehicles, and fences in need of repair. This survey illustrated that in some neighborhoods, which were commonly thought to need housing rehabilitation, the problem is actually related to property maintenance, not housing condition.

After completing the mapping which included identification of housing conditions, property maintenance problems, and housing likely to be lost from the low and moderate income housing stock over the next five to ten years, the City is in a position to take broad ranges of actions to remediate several of the problems. For example, housing conditions can be addressed by working with the Clovis Fire Department Building Division to provide the appropriate levels of code enforcement in order to make the necessary corrections. Also, some types of maintenance problems can be addressed through the Clovis Community Development Agency's various housing assistance programs or CDBG programs.

Overcrowding

The Bureau of Census defines overcrowded housing units as "those in excess of one person per room average". Overcrowding is often reflective of one of three conditions: 1) either a family or household is living in too small a dwelling; 2) a family is required to house extended family members (i.e., grandparents or grown children and their families living with parents, termed doubling); 3) a family is renting inadequate living space to non-family members, also represents doubling. Whatever the cause of overcrowding, there appears to be a direct link to housing affordability. Either homeowners/renters with large families are unable to afford larger dwellings, older children wishing to leave home are prohibited from doing so because they cannot qualify for a home loan or are unable to make rental payments, or grandparents on fixed incomes are unable to afford suitable housing or have physical handicaps that force them to live with their children. Families with low incomes may permit overcrowding to derive additional income, or there may be insufficient supply of housing units in the community to accommodate the demand. Lack of appropriate size housing units, low incomes, and large families encourage severe overcrowding, especially during harvest season when farm workers expand the local labor force and compete for housing accommodations.

**TABLE 4-13
CLOVIS OVERCROWDING¹**

	1980	1990
Total Housing Units	12,437	18,888
Overcrowded	416	1,033
Incidence of Overcrowding	3.3%	5.5%

¹ Housing Units that exceed 1.0 or more persons per room.
Source: U.S Bureau of Census. 1980, 1990.

Table 4-13 shows that 3.3 percent of the total housing units within the City of Clovis were overcrowded in 1980 and 5.5 percent of the units were overcrowded in 1990 as reported by the Bureau of Census. The 2.2 percent increase may indicate that more families are doubling because of an inability to find or afford adequate housing of an appropriate size. In addition, large rental households may have difficulty in finding affordable three and four bedroom apartment units; according to the survey conducted by the City of Clovis Planning Department, updated for this Housing Element, there were no four bedroom apartment units and 335 three bedroom apartment units in the housing stock, while there were 6,138 one and two bedroom apartments. Single family rental units provide 406 three-bedroom and 53 four-bedroom units, which comprises over 75 percent of the entire rental detached housing stock. It is clear that additional housing resources with three or more bedrooms are needed at rents affordable to low and moderate income households.

Special Needs

The State Housing Law requires that the special needs of certain disadvantaged groups be addressed. The needs of the elderly, handicapped, large families, female heads of household, and farm workers are addressed below:

Elderly Persons

The special housing needs of the elderly are an important concern of the City of Clovis since many retired persons are likely to be on fixed low incomes. Besides the affordability concern, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters, etc., to allow greater access and mobility. They also may need special

security devices for their homes to allow greater self-protection. The elderly also have special needs regarding location. They need to have access to public facilities (i.e., medical and shopping) and public transit facilities. In most instances the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may need assistance to make home repairs. Every effort should be made to maintain their dignity, self-respect, and quality of life.

As reported in the 1980 census data, 3388 city residents, or 8.6 percent of the total population, were 65 years of age or older in 1980. In 1990, the Bureau of Census reported Clovis' population over 65 at 8,045 residents, or 15.9 percent of the City total. Clovis' population over 75 is estimated at 1,711 residents, or 3.3 percent of the City total in 1990.

The City has a number of apartment complexes for occupancy by elderly or handicapped households. The following apartment complexes are designated for seniors/handicapped.

Handicapped Persons

Two major housing needs of the disabled are access and affordability. There are many types of physical and mental handicaps. Section 22511.5 of the California Administrative Code for vehicle and building code enforcement defines a handicapped person (disabled person) as:

1. Any person who has lost, or has lost the use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, or who has a diagnosed disease or disorder which substantially impairs or interferes with mobility, or who is so severely disabled as to be unable to move without the aid of an assistant device.

**TABLE 4-14
SENIOR/HANDICAP FACILITIES
APARTMENT INVENTORY**

Handicap Accessible	Unit Specifically Designed for Handicapped/No. of Units
Ashtree Apartments, 3131 Willow	Ashtree Apartments, 3131 Willow/1 unit
Briarwood Apartments, 275 W. Alamos	
Clovis Village Apartments, 250 W. Bullard	
Creek Park Village (senior only), Third & Minnewawa	Creek Park Village, Third & Minnewawa/3 units
Eastview Apartments, 647 W. Barstow	
Peach Wood Apartments, 391 Peach	
Royal Villa Apartments, 280 W. Almos	
Santa Ana Villa, 2216 #1 Peach	
Scottsman #2, 55 W. Bullard	
Shadow Brook Apartments, 111 W. 9th	
Sierra Meadows, 139 W. Portals	
Villa Apartments, 505 Villa	
Villa Sierra, 139 Santa Ana	
Village Arms, 1253 Polasky	
Vineyard Apartments, 2220 Villa	Vineyard Apartments, 2220 Villa/1 unit
Willow Lake Apartments, 697 W. Santa Ana	
Woodbridge Apartments, 1099 Sylmar	
Woodside Village Apartments, 1050 Minnewawa	

2. Any person who is blind to such an extent that the person's central visual acuity does not exceed 20/200 in the better eye, with corrective lenses, as measured by the Snellen test, or visual acuity that is greater than 20/200, but with a limitation in the field of vision such that the widest diameter of the visual field subtends an angle not greater than 20 degrees.
3. Any person who suffers from lung disease to such an extent that his forced (respiratory) expiratory volume when measured for 1 second by spirometries is less than one liter or his arterial oxygen tension (pO₂) is less than 60 mm/Hg on room air at rest.
4. Any person who is impaired by cardiovascular disease to the extent that his functional limitations are classified in severity as Class III or Class IV according to standards accepted by the American Heart Association.

Handicapped persons often require specially designed dwellings to permit free access not only within the dwelling, but to and from the unit. Special modifications to permit free access are very important in maintaining independence and dignity. The California Administrative Code Title 24 Requirements sets forth access and adaptability requirements for the physically handicapped. These regulations apply to public buildings such as motels, and require that rampways, larger door widths, restroom modifications, etc., be designed which enable free access to the handicapped. Such standards are not mandatory of new single family residential construction.

Like the elderly, the handicapped also have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near public transportation facilities that provide service to the handicapped. Many government programs which group seniors and handicapped persons together (such as HUD Section 202 housing) are inadequate and often

do not serve the needs of the handicapped. A number of disabled persons receive supplemental Social Security Income (SSI) and are on fixed incomes. Increasing inflation and housing costs adversely affect these individuals in terms of securing housing.

Table 4-15 lists the number of persons in the City of Clovis who had work and/or mobility or self-care limitations as reported by the Bureau of Census, 1990. According to this source, 3,960 persons have handicaps that restrict them from working, representing 11 percent of the City's population. Persons whose mobility was restricted solely due to limitations and/or the ability to care for themselves represent 1.9 percent of the City's population. Both groups of persons with handicaps include a large number of persons 65 years of age and older.

The mobility or self-care limitation does not necessarily translate into a need for specially constructed housing units. Therefore, it is difficult to estimate the number of handicapped persons in need of housing. A number of the senior apartment complexes provide handicapped features on their lower level apartment units.

Large Family Households

Large households are defined as households with five or more persons. The 1990 Census reported 2,037 households in the City of Clovis with five or more persons, as indicated in Table 4-16. Large families are indicative not only of households that require larger dwellings, with more bedrooms to meet their housing needs, but are also reflective of a large number that live below the poverty level. Large family households increased from 1,289 households, at 10.4 percent of the total households in 1980 to 2,045 households, at 11.2 percent of households in 1990. A percentage of the increase may be attributed to the increased Southeast Asian population, as discussed below. Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because rental units are typically smaller than single family units.

Table 4-16 shows that there are 832 large households occupying rental units. This number represents 10 percent of all renter households. The number of three bedroom units was documented as part of the rental

**TABLE 4-15
PERSONS REPORTING A MOBILITY OR SELF-CARE LIMITATION¹**

Work Disability				No Work Disability			
Persons 16-64	Percent	Persons 65+	Percent	Persons 16-64	Percent	Persons 65+	Percent
2,342	6.5	1,618	4.5	501	1.4	174	0.5

1. Population base used to calculate percentage is civilian non-institutionalized persons age 16 and over, at a total base of 35,963 population.
Source: 1990 Census.

**TABLE 4-16
CLOVIS LARGE HOUSEHOLDS BY TENURE**

Number of Persons in Household	Owner Occupied	Renter Occupied	Total
Five	822	473	1,295
Six	245	171	416
Seven or More	146	188	334
TOTAL	1,213	832	2,045

Source: U.S. Bureau of the Census, 1990.

apartment survey. There are 335 three bedroom rental apartment units in the City. These units are not sufficient to accommodate the percentage of large household renters. However, there are 406 three bedroom and 53 four bedroom rental houses in the City, bringing the total inventory of larger bedroom rental units to 794. Although there are resources available to meet the needs of large families, there are not sufficient numbers to accommodate the need, as the available units may be out of the affordable price range for a number of households, and a number of larger bedroom units may be rented by smaller families or households who are able to afford the market rent. This conclusion is supported by the high demand for two and three bedroom rental units expressed by discussions with apartment managers.

Southeast Asian Population

One ethnic group which may pose special housing concerns in this area is the Southeast-Asian population. While historical information indicates a presence of Asian ethnic groups (Japanese and Chinese) in Clovis prior to 1920, the actual percentage of the Asian population remained fairly low in contrast to other ethnic groups. Starting in 1980 the population of southeast Asians increased dramatically in the Fresno/Clovis Metropolitan Area. Most of the recent groups of southeast Asians arriving in the metro area have been Hmong, Laotian, and Cambodians. Interviews with leaders in the southeast Asian community have indicated that many southeast Asians have located in the Fresno-Clovis Metropolitan Area because they already have family members living in this area or because of the weather and small plot farming opportunities similar to their previous locations in Southeast Asia.

The recent Southeast Asian immigrants pose some special housing concerns. Many Southeast Asians live in large extended families including parents, children, grandparents, and associated relatives. Providing housing for first and possibly second generation southeast Asians requires large housing units that are typically associated with low and moderate income projects, if the number of persons per room is complied with in order to eliminate overcrowding. Because of the large extended families, housing needs to be available that provides for larger eating areas and greater numbers of bedrooms.

Most of the Southeast Asians do not live on or near the small acreage farms they work. Generally, Southeast Asians tend to congregate in older single family housing and multiple family units. The Bureau of Census reported in 1990 that 2,253 southeast Asians populated the City of Clovis and 2,681 populated the entire Project Area.

Planning for Southeast Asian housing needs is complicated because of the changing roles the Southeast Asians have in the community. Interviews with several southeast Asian leaders have indicated that small plot farming in large family units is likely to be only a transitional form of employment. Accordingly, the present housing need for extremely large dwellings may not be as important in the future. A more flexible form of housing developed in a multiple family format may provide the larger units initially needed, with the possibility of later conversion, as concepts surrounding the extended family change with constant exposure to western culture.

Female Heads of Households

Single female heads of household form a distinguishable group in the Clovis housing market. In 1980, 7.0 percent of all Clovis households consisted of single female headed households. This group has increased to 12.2 percent of the total households. The 1990

Census shows that 2,395 households are headed by females. Of this total, 1,619 are households with children. While single female heads of household can be seen as a social indicator, they also constitute a group with serious housing concerns. Families with female heads of household experience a high incidence of poverty.

Table 4-17 indicates the numbers and percentages, as of 1990, of those female-headed households with related children as determined by the Bureau of Census.

The census provides data on the number of female headed households below the poverty line. Poverty status is the relationship of income to the number of children under 18 for a household. The average poverty threshold for a family of four persons is \$12,674. The 1990 Census reports 1,095 female-headed households below the poverty level in Clovis. This represents six percent of the total number of households in the City.

**TABLE 4-17
CLOVIS FEMALE HEADS OF HOUSEHOLDS 1990**

Household Type	Total	Percent of Total Households ¹
Female Headed Households (no children under 18)	776	4.3
Female Headed Households with Children under 18	1,619	8.9
Total Households	2,395	12.2
1. Total number of households in the City is 18,155. Percent of total households calculated on this figure. Source: U.S. Bureau of Census 1980, 1990.		

Census data does not analyze the relationship between poverty status and housing tenure. Therefore, it is difficult to estimate the housing needs of low-income female headed households. The total resources of assisted units in the City are not adequate to serve the number of these households that would potentially require low income housing. Resources in the community to assist single female heads of household generally include Section 8 Certificates and other forms of public assistance. This type of assistance is limited by funding and the number of Section 8 Certificates available. Single female heads of household who make slightly more than upper qualifying limits for public assistance in many respects fall through the cracks in the community.

Increases in the numbers of single female heads of household in Clovis can be attributed to several factors. One factor that appears to stand out is the interest in placing children in the Clovis Unified School District. While the school district extends beyond the border of the City of Clovis, a substantial number of the housing opportunities in lower to moderate priced rental units lie in the City of Clovis and the Clovis Sphere of Influence.

A high poverty level often affects housing in several ways. Low income households usually have to spend a disproportionately large percentage of their income on housing costs leaving an inadequate amount of money for their other needs such as food, medical care, utilities and childcare. In this situation an unexpected expense or emergency may result in non-payment of rent resulting in eviction. Deficient income also results in poorly maintained dwellings, since income is more apt to be spent on more immediate needs such as food, clothing, transportation, and medical care. Traditionally, housing maintenance has been the responsibility of male heads of household. Female heads of household are

sometimes ill-prepared to take on this responsibility without proper training or knowledge and may need assistance.

Input from local counseling groups point to the fact that most single female heads of household enter the work place without substantial job skills and may not receive child support. This information is substantiated by the large number of female-headed households who receive public assistance. Even in the case of dissolution of community property assets, single female heads of household do not typically have the resources to again enter the housing market as a home owner. Family counseling groups have also indicated that children and adults can experience trauma as a result of relocation to other neighborhoods forced by the negative economic consequences of divorce. Addressing the housing needs for single female heads of household is a complex undertaking requiring innovative solutions. Because it may be more effective to keep single female heads of household in their own homes and neighborhoods, strategies need to be considered that would allow a special housing fund to be created that could share in the equity of the home when it is ultimately sold.

Farm Workers

Based on the analysis of farm labor and the sharply diminishing amount of farmland in the City of Clovis, Clovis Sphere of Influence, and surrounding rural areas in this part of Fresno County, the need for farm worker housing will sharply diminish within the next five years.

Previously, farm workers (both permanent and seasonal) have been housed in the rural areas on the farms or in dispersed locations throughout Clovis. One exception is the Stanford Addition Area. The Stanford Addition Area located east of Sunnyside Avenue, south of Tollhouse Road, north of Bullard Avenue and west of

Fowler Avenue has traditionally contained smaller lots and homes, providing affordable housing. Historically, many of the smaller dwellings in the Stanford Addition have been available for housing farm workers employed in the area.

In Fresno County in general, more persons are permanently and seasonally employed in agriculture than in any other county in the state. Agriculture workers represent 17.4 percent of the County's workforce as shown in the Distribution of Employment by Industrial Sector Exhibit located in the community profile section. The State of California Employment Development Department reported that in 1988 a total of 57,000 persons were directly employed in agriculture in Fresno County and by 1992 that number had decreased to 48,400. The Bureau of Census reported in 1990 that 996 farmworkers resided in the City of Clovis and the Project Area, a proportionately smaller number to the total agricultural workers in Fresno County.

A breakdown of workers, in 1990, by employment relationship appears in Table 4-18. The figures indicate that 53 percent of total agricultural employment in Fresno County is seasonal. If the 8,700 farm owners and their unpaid family members are deducted from the total, 67 percent of all hired employees are seasonal. To illustrate this point, in 1990, 22,500 seasonal farm worker employees almost double the number of the 11,100 full-time regularly hired farm worker employees.

The State of California defines seasonal employees as those who are employed less than 150 consecutive days by the same employer. Seasonal workers may be migratory or they may be persons or family members who are temporarily employed but permanently located in Fresno County. In 1981, the Employment Development Department reported that a monthly average of 1,080 seasonal employees were from other states, while 1,480 migrated from locations within the

State of California. The vast majority of the seasonal laborers, 16,100 or 86 percent, were local. The state defines a local worker as a seasonal laborer who resides close enough to the job site to return home each night.

It is important to remember that seasonal numbers consist of an average of monthly figures. On the average, 2,560 non-local employees work on farms in Fresno County. By definition, these workers are too far from their permanent residences to commute. This number exceeds 4,000 persons during some months. Housing shortages exist during peak seasonal labor periods when a large influx of migrant workers occurs in Fresno County. During these periods, every form of temporary, substandard, and standard shelter is occupied.

A special farm worker study conducted in 1981 by the Fresno County Planning Department concluded that approximately 1,829 migratory farm workers worked within Clovis' market area during the peak harvest period in July. If temporary housing (i.e. apartment units, trailer or camping park spaces and facilities, etc.) for these persons was provided equally among incorporated and unincorporated portions of the market area, Clovis' proportional share of migratory housing would need to yield 160 temporary spaces of units. Volume 1 of the 1984 Fresno Regional Housing Needs Determination Plan provides additional information concerning farm workers' special needs.

The Land Use Plan for the Clovis Project Area proposes conversion of approximately 7,412 acres of land currently designated for agriculture to urban uses within the buildout period (approximately 2,030). This conversion of agricultural lands will significantly reduce the demand for seasonal and permanent farm workers, and subsequently reduce the farm worker housing need. The specific effects, however, are difficult to calculate.

TABLE 4-18
FRESNO COUNTY AGRICULTURAL EMPLOYMENT BY TYPE OF WORKER

	Total	Percent
Hired Full-Time	11,100	26%
Hired Seasonally	22,500	53%
Farmers and Unpaid Family	8,700	21%
Total Workers	42,350	100%

Source: State Employment Development Department, 1990.

Homeless

Understanding the extent of homelessness in Clovis has been difficult because there are no shelters or other services available. If a person or family finds themselves homeless they must go to facilities in the City of Fresno for assistance. The following is a listing of the homeless facilities in Fresno County:

1. Six bed emergency and transitional shelter for persons with AIDS or ARC.
2. Eight bed emergency shelter for homeless youth.
3. Fifteen bed emergency shelter for women and children.
4. Fifty-four bed shelter (seventeen families) for women and children only, up to one year transitional housing.
5. One hundred twenty bed (forty families) emergency shelter for families.
6. Twenty-five units emergency shelter for families and single women.
7. Eighteen units transitional housing for families and single women.
8. Two hundred bed long term shelter for single men.
9. Forty bed (twenty families) emergency shelter for married couples with or without children.
10. Twenty-six bed emergency shelter for families and individuals in battering situations.
11. Six units emergency shelter for families.
12. Twenty bed long or short term shelter for the mentally ill.
13. Twelve bed emergency shelter for homeless youth.
14. Fifty-four bed emergency shelter for battered women and their children.
15. Sixty-two bed emergency shelter for single women.

Most of the above shelters offer varying types of support services to their clients.

To find out who the homeless in Clovis are, interviews were conducted with the Clovis Senior Services Coordinator, the Salvation Army, and the Clovis Police Chief. A homeless survey was conducted as recommended in the Shelter for the Homeless Technical Assistance Manual provided by the State Department of Housing and Community Development Division. From these resources a small but diverse homeless population emerged.

The Senior Services Coordinator sees an average of 4 elderly persons per year who find themselves homeless because very low fixed incomes do not allow for rent increases and when the rent is raised they are evicted for non-payment. Some older folks are no longer able

to manage living in a certain unit (i.e. cannot walk up the stairs to reach their second story apartment) or by themselves and there are no affordable alternatives.

The Salvation Army sees an average of one household per day who are either already homeless and living in their car or on the street or families who are being threatened with homelessness because they are being evicted from their home. The Salvation Army works with those families with eviction notices and their landlords to try to prevent the eviction. For those who are already homeless, the Salvation Army has one time food boxes and a small amount of gas assistance.

The Clovis Police Department deals with a number of homeless youth each month. When these youth are picked up by a police officer and it is determined that they are homeless they must be transported to Fresno for shelter.

The Homeless Survey (see methodology in Technical Appendices) was conducted from December 7, 1990, through December 13, 1990, during the hours of midnight through 6 a.m. During this survey three homeless persons were counted. All were single males, two were on foot and one was in a vehicle.

The survey and the interviews indicate a need for a minimal number of shelter beds. A shelter which would accommodate both emergency shelter needs and transitional housing needs could best serve the need. One of the objectives of this Housing Element Update is to amend the Zoning Ordinance to authorize the establishment, "by right", of homeless shelters (both emergency and transitional) in C-2 zones. And to further authorize, with a conditional use permit, transitional shelter in the medium density multiple family residential, R-3 zoned areas, which corresponds to the High Density residential designation of the General Plan, as well as specific Mixed Use area designations which provide for a proportion of High Density residential uses.

Projected Housing Needs

Information presented in the Community and Housing Profiles documented the recent growth which has occurred in the population and housing stock of Clovis. Between 1980 and 1990, the population has increased by just over 34 percent, while the total number of housing units has grown by only 28.8 percent. Long-range projections indicate that the total population of Clovis will expand from 50,322 in 1990 to 58,005 in 1996. At the present time, according to the Census, there are 18,888 dwelling units in the City, and 18,155

households. Although it appears by this comparison that there are adequate numbers of housing units to meet the number of households, the available stock does not provide an adequate supply of housing to meet the special needs and income distribution in the community.

Market Demand For Housing

Although the cost of market rate housing has continued to rise during the last few years, the demand has remained. The vacancy rate is down to 3.3 percent as determined by the Bureau of Census, 1990. According to New Home Trends, 1992 the typical demand for housing in Clovis is met by the purchase of lots and unbuilt structure from viewing model homes within subdivisions. Occupancy occurs within one to four months after purchase, depending on construction time. New homes already built and for sale are the exception in the City with at least a 45-day turnaround from purchase to occupancy due to Escrow.⁶ Available rental units are often filled soon after becoming vacant with only a 1.92 percent vacancy rate.

Because the interest rate began declining in 1983 and continued to fall to an average of ten percent or less, where it remains, most of the residential construction has been for the single-family housing market rather than multiple-family. As of June 1992, 37 applications for building permits for a total of 2,462 units were received by the City. Of these, 2,315 units are proposed as single-family detached, with 147 attached single family. No apartments were submitted. There are 274 applications in the final approval stage. One-hundred forty-seven and 1,909 units in the tentative approval stage, and 132 single-family units in the processing stage.

Projected Single-Family Housing Demand For All Income Levels

State Housing Law requires the Fresno Council of Governments to identify future housing need through the planned period, i.e. 1990 through 1996. The 1990 Fresno Regional Housing Needs Plan establishes both the projected need for non-market rate housing and the "same share" distribution of the projected need to each jurisdiction in each market area. The need for non-market rate housing is defined as households in the Very Low, Low, and Moderate income groups which pay over 30 percent of the total income for housing. It is assumed that households with an above moderate income are not in need of economic aid. Table 4-19 shows the projected number of households in 1990 to 1996 by income group, as forecast by the FRHNP. As the FRHNP was based on DOF projections, the number of households differs from the 1990 census data previously presented in Table 4-4.

The FRHNP calculates the projected new construction need necessary to accommodate the anticipated population through 1996. The basic construction need was calculated by factoring projected population, vacancy rates, housing market removals and existing housing units. State housing law requires that cities and counties demonstrate adequate residential sites that could accommodate development of housing that satisfies the future housing need. The future need by income is shown on the following Table 4-20.

TABLE 4-19
INCOME DISTRIBUTION IN CLOVIS 1990 AND 1996 PROJECTION

Income ₁	1990		1996	
	% of Total Population ₂	Households ³	% of Population	Households
Very Low/Less than \$16,700	21.3%	3,695	23.1	4,721
Low/\$16,701-26,700	16.9%	2,929	16.8	3,438
Moderate/\$26,701-40,100	23.7%	4,114	22.3	4,555
Above Moderate/\$40,100+	38%	6,603	37.8	7,712
Total Households₃	100 %	17,342		20,426

1 Department of Housing and Urban Development (HUD), 1992.

2 Percentages of Household Income based on 1990 Fresno County Regional Housing Needs Plan.

3 Household numbers based on 1990 Fresno County Regional Housing Needs Plan.

Source: Fresno Regional Housing Needs Plan.

**TABLE 4-20
BASIC CONSTRUCTION NEEDS AND NEW HOUSEHOLDS**

Income Group	Households 1990 - 1996		Adjusted Housing Units
	Number Increase	Percent Increase	
Very Low	1,026	33.3	1,023
Low	508	16.5	591
Moderate	441	14.3	505
Above Moderate	1,109	35.9	800
Total	3,085	100.0	2,920

Source: Fresno Regional Housing Needs Plan as revised in cooperation with the City of Clovis

A projected need of 2,920 housing units is given in the 1990 Housing Needs Plan for the City of Clovis by 1996, based upon current conditions. Table 4-20 shows that the greatest housing construction need through 1996 will be generated by Very Low and Above Moderate income households. The future need as determined by FCCOG shows 38 percent of the households in 1996 as Above Moderate. Housing prices in Clovis are still low enough that the Above Moderate and Moderate income households will be able to find affordable market-rate housing (as purchasers or renters). The Housing Needs Plan does not take into consideration the lower cost housing left vacant as households move up in the housing market. Many of the Low and some of the Very Low income households will find affordable rental housing and resale ownership units through this upward mobility of other households.

Preservation of Assisted Housing

In 1989, the Government Code was amended to include a requirement that localities identify and develop a program in their Housing Elements for the preservation of affordable multifamily units assisted under various federal, state and/or local programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market rate within ten years. An estimate of the cost of preserving versus replacing the units is also conducted as part of the analysis. Administrative and financial resources that could be used to preserve at-risk units, programs for the preservation of at-risk units, and quantified objectives for the number of at-risk units to be preserved during the Housing Element period are also discussed. Cities/Counties are also directed to develop programs towards the preservation of assisted units.

An inventory of all assisted, multi-family rental units was conducted as part of this update. The California Housing Partnership Corporation provides an inventory of federally subsidized rental units at risk of conversion. The 1991 Update, which identifies units at risk through the year 2008, identifies that there are no federally subsidized developments listed in the City of Clovis. The California Debt Advisory Commission's The Use of Housing Revenue Bond Proceeds: Annual Summary 1991 lists Creek Park Village, a senior citizen multi-family residential development, as eligible for conversion by 1995. There are two additional projects in the City of Clovis identified under the Multifamily Mortgage Revenue Bond Program. These include Sierra Ridge Apartments and Cottonwood Grove Apartments. Table 4-21 identifies the assisted units in Clovis, and the earliest date of subsidy termination. As shown, there a total of 123 assisted multifamily rental units in Clovis.

The time for the analysis of assisted units is ten years. The initial date for the 10 year analysis period coincides with the statutory five year update period for Fresno County. The ten-year period ends in July 1996. The State Department of Housing and Community Development (HCD) recommends that the inventory be divided into two five-year groups, coinciding with the current and subsequent housing element planning period. As shown, 57 units at Creek Park Village Apartments are eligible to convert to market-rate within the 1996 timeframe. The termination dates for Cottonwood Grove and Sierra Ridge Apartments are almost thirty years henceforth.

**TABLE 4-21
ASSISTED UNITS AT RISK OF CONVERSION**

Name	Location	Type of Unit	Form of Assistance	Total/Units at Risk		Subsidy Termination Date
Creek Park Village Apartments	350 Minnewawa	Multifamily Seniors	Multifamily Mortgage Revenue Bond	192	57	8/22/95
Sierra Ridge Apartments	100 Fowler Avenue	Multifamily	Multifamily Mortgage Revenue Bond	180	36	2020
Cottonwood Grove Apartments	732 N.Clovis Avenue	Multifamily	Multifamily Mortgage Revenue Bond	150	30	2021

Source: *The Use of Housing Revenue Bond Proceeds: Annual Summary 1991*, City of Clovis.

Risk of Conversion

Creek Park Village Apartments, Sierra Ridge Apartments and Cottonwood Grove Apartments provide a total of 123 low-income units, which comprise 100 percent of the assisted, multi-family rental units in Clovis. This section describes the program by which the low income units were assisted and identifies their respective risks of conversion to market rate units.

Creek Park Village Apartments

Creek Park Village Apartments is a 192-unit rental project for seniors constructed in August, 1985. The 57 units available for low and very low-income senior households at Creek Park Village Apartments are required as a condition of receiving Multifamily Mortgage Revenue Bond Financing from the County of Fresno. These units are eligible to convert to market rate on August 22, 1995. According to the conditions set forth in the bond agreement, 20 percent of the total set-aside units, at least 38, must be available for rent by Very Low-income households, which earn less than 50 percent of the median income. The remaining 19 units must be rented by Low-income households, at 51 percent to 80 percent of the median income. These set-aside units do not have any noticing requirements, nor are they regulated by any of the requirements regarding preservation of affordable units under the Federal Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA).

These use restrictions on all of the set-aside units expire in 1995. However, the bond agreement does not stipulate that the set-aside units at the Creek Park Village must be offered at a reduced rate from the

regular market rate units in the complex. Rather, all units are offered at rates which are lower than the average market rate in the City. Therefore, it is unlikely that although the set-aside terms expire in 1995, the units would convert to a market rate. However, an analysis of the differential between comparable units at market rate, and the overall discounted rate, has been conducted. As shown on Table 4-22, the rents are, on an average, up to \$43 less for a studio, \$15 to \$70 less for a one bedroom, and up to \$25 less for a two bedroom unit than comparable market rents. This represents a discounted rent range from up to 16 percent for studio units to up to a 5 percent discount for two bedroom units. In effect, all residents of the complex, which is occupied by senior residents ages 55 and above, benefit from the below-market rents. The rents are to remain fixed at these rates through December 1993, and are not anticipated to increase above the cost of living index in the future beyond 1993.

As discussed, the potential for the rent restricted units to convert to market rate is fairly low. It is possible that requirement for the 57 units to be set-aside for Very Low and Low income seniors will be lifted, however. Although these units were developed under a local housing program and are not subject to incentives offered by HUD for federally assisted units, the 57 units intended for set-aside are not discounted as highly from the average market rate as the differential exhibited by the other two MRB program apartment complexes in the City. As well, the occupancy rate in the Creek Park Village Apartments is high. The State nor Fresno County have mechanisms that serve to encourage the property owner participating in the MRB program to retain the set-aside units as affordable.

TABLE 4-22
RENTAL RATE STRUCTURE
CREEK PARK VILLAGE APARTMENTS

Type	Rent Range	Avg. Market Rate	Discount	# of Units
Studio	\$295 - \$315	\$338	\$23 - \$43	36
One Bedroom	\$355 - \$410	\$425	\$15 - \$70	136
Two Bedroom	\$500 - \$520	\$525	\$5 - \$25	20

¹ Set-aside units typically are rented at the lower end of the rental price range
Source: Discussion with A. White Incorporated, Property Management Company

The property management company for Creek Park Village Apartments accepts Section 8 Housing Assistance Certificates. In October 1992, according to the Fresno County Housing Authority, there were 27 Section 8 Certificates redeemed by the Creek Park Village Apartments. The Housing Authority will subsidize one bedroom apartments up to a Fair Market Rate (FMR) of \$425, and up to \$565 FMR for a two bedroom unit in the Fresno/Clovis Metropolitan Area. In the case of Creek Park Village Apartments, the FMR is equivalent or greater than the rents asked. Therefore, the entire difference between the Certificate holder's required payment of 30 percent of their income, and the asking rent, is subsidized. This provides additional incentive for the property management company to keep rates at or below the FMR in order to be eligible for subsidy. The potential of these units through expiring set-aside restrictions does not impact the ability of Section 8 certificate holders to locate housing in the City. Creek Park Village Apartments will continue to accommodate Section 8 certificate holders.

Cost of Preservation versus Replacement

The cost that would be borne by the City of Clovis for preserving the 57 set-aside rental units is estimated to be less than the cost of replacement through new construction. The cost of providing subsidies to tenants at Creek Park Village Apartments is less than the cost of replacing the set-aside units because all of the units in the development are offered at the same price and there is no differential between set-aside units and other comparable units in the complex. As well, there is an average of only about 5 to 16 percent between the rents at Creek Park Village and comparable market rate units in the City, although the actual differential fluctuates.

The cost of preserving the affordable units at Creek Park Village Apartments would be the cost associated with subsidizing 57 units should the entire rental structure of the complex be converted to average market

rates represented in the City. The cost of providing subsidies to 57 units was calculated based on a comparison between prevailing market rents to rents that would be affordable to these households (based on 30 percent of monthly income). At the current rents, studio and one-bedroom units are affordable to both Very Low and Low income households, as the maximum rent considered affordable is \$418 for Very Low and \$668 for Low. The market rate rent price for studios and one- and two-bedroom rentals with comparable features at Dry Creek Village Apartments are \$425 and \$525, based on the CCDA update survey multifamily rents. Creek Park Village Apartments consist primarily of one bedroom apartments, as they serve a senior population which typically require fewer number of bedrooms than the average household of four. Therefore, an average of \$42.00 is used to represent the hypothetical differential between the present set-aside unit rent and the average City market rent for a one bedroom unit, although actual rents vary between types of units and location/amenities of individual units within the complex. Based on this average, the City would need to provide approximately \$2,394 per month in subsidies to the property owner. This translates into a cost of \$28,728 per year.

A number of factors were not considered in calculating the subsidies. First, the maximum income limit for a 4-person household was used in determining the maximum affordable rent, as previously presented in Table 4-11. As this is a senior project, it is likely that one-person households predominantly inhabit the complex, with a lesser representation of two-person households. The income limit for a single-person or two person household is lower, as shown in Table 4-11, thus a greater subsidy would be required to provide for affordable housing. In addition, the estimate assumes that all households earned the maximum income within the Very Low and Low-Income range. Households earning less than the upper income threshold would require greater subsidies.

The estimated cost to construct one affordable multiple-family housing unit in the City is \$50,000, which includes land, construction costs, and site improvement costs, based on recent construction costs for similar structures in the City. One method of calculating replacement cost is this figure multiplied by the total number (57) of set-aside units. This method results in an estimated cost of \$2,850,000 to replace the assisted units through new construction.

Principles of economy of scale may operate with respect to development of this number of affordable units which may result in an actual construction cost less than this estimate. In addition, waiver of development fees could reduce this estimate. A private non-profit housing corporation may be able to construct this complex for a slightly reduced amount employing their resources. Nevertheless, the cost of replacement of assisted units through new construction is significantly greater than preservation of the units even with economies of scale and fee waivers.

Preservation Resources

There are two types of resources that can be engaged in efforts to preserve affordable units at risk of conversion to market rate: City funding and non-profit organizations that can acquire and manage assisted units.

- CDBG funding is the primary source of potential funding for preservation efforts. CDBG funds are provided to local government for a range of community development activities that benefit low income households. Cities with a population of 50,000 or more may become entitlement cities and can administer their own CDBG funds. Non-entitlement cities rely on Fresno County through cooperation as an Urban County for administration of funds. The City of Clovis is currently a non-entitlement city, and therefore receives CDBG funding through the County of Fresno, Community Development Division. This status may change to that of Entitlement City in July 1993.

During the 1992-93 fiscal year, the City of Clovis received \$225,000 in CDBG funds. The focus of CDBG allocations has been on infrastructure improvements and community service programs. Future CDBG funds represent an additional monetary resource for preservation efforts, although historically, funds have been used for public facilities and infrastructure improvements. The City

anticipates receiving \$497,996 for the 1993-94 fiscal year, assuming that the City remains in its contract with the County of Fresno as an Urban County. If the City becomes an Entitlement City and no longer participates in the Urban County agreement, this CDBG allocation may change.

- The City has established a Redevelopment Agency and designated two project areas. The \$795,000 of Low/Moderate Income Housing Program set-aside funds represent a potential source of funding for preservation efforts. The expenditure plan for the Redevelopment Set-Aside Program should give priority to rehabilitation of low- and moderate-income units, preservation of assisted units, and construction of affordable housing. However, because the CCDA has not participated in assisted unit preservation to date, this source should be considered in the context of a long term preservation effort.
- Preserving the set-aside units can be accomplished through purchase or management of the complex by a non-profit organization. This preservation method would eliminate the costs cited above and would eliminate displacement of households while the units are constructed. Additionally, non-profit organizations have the capacity to manage affordable apartment complexes, whereas local government may not be equipped to assume this role. The City currently works with two non-profit organizations: Habitat for Humanity and Self-Help Enterprises.

Residential Land Resources

To properly plan for future housing needs, undeveloped lands available for housing within existing urban boundaries and within projected growth areas have been inventoried. County policies encourage development to take place within incorporated cities.

Available Land Inventory

Future residential development in the City of Clovis and the Project Area will take place primarily in the northern and eastern portions of the City. These properties include vacant and undeveloped lands presently within the City of Clovis that are adjacent to or within reasonable distance from public sewer, water, and street systems, and unincorporated lands on the City fringe which are included in the City's Sphere of

Influence, have had specific plans prepared for them, and are presently zoned for limited agriculture and designated on the County's General Plan as an urban reserve. These areas will be redesignated and zoned to an urban residential classification consistent with the General Plan upon annexation to Clovis. It is important to note that present City/County Policy encourages urban development to take place within cities where urban facilities and services are available. The County's Urban Referral Policy requires that all development requests within 1/2 mile of the City's fringe be referred to the City for annexation. Smaller recycling and infill projects throughout the City will also contribute to the City's future housing stock as the Land Use Plan redesignates a number of areas along major transit corridors and commercial corridors as mixed use and medium and high density residential. An important new housing opportunity will be provided through the Mixed Use designation. Residential development is permitted as a proportion of the acreage within selected Mixed-Use areas which are currently vacant or are slated for redevelopment activities.

Table 4-23 identifies the existing and potential development capacity under each General Plan Land Use category for the entire Clovis Project Area. Based on the City's Land Use Plan, the Clovis Project Area which includes the City, its Sphere of Influence and unincorporated County lands outside of the Sphere and within the Study Area boundary, has a development potential of 62,435 dwelling units at buildout, providing for a potential increase of 39,627 units over the current resources. The Land Use Plan provides for a mix of unit types and densities, including very low and low

density single family homes, medium density single family attached and detached homes, higher density multiple family homes, and mixed-use projects which allow for combined office, commercial, retail and residential uses. A balanced inventory of housing in terms of unit type, cost, tenure and style promotes a range of housing options that are necessary to support an economically and socially diverse community. While the Land Use Plan promotes significant new growth in the City and the Study Area, it is not to occur at the expense of the unique quality of life and community character that the City of Clovis embodies. Improvements to existing residential neighborhoods simultaneous with new development based on the Urban Village concept emphasize the effort to integrate future areas of the City with the "small town" character of Clovis.

Approximately 21,948 units, which is 55 percent of the 39,627 potential new units in the Clovis Project Area, will be built within the three Urban Center Specific Plan Areas on vacant and agricultural land in areas to the north and east of the incorporated boundaries. These include Unincorporated County lands and portions of the Sphere of Influence. A portion of these units will be provided through recycling of scattered existing rural residential and agricultural residential uses.

A large proportion of the anticipated growth in the Project Area will occur within the Medium and Medium High Density residential categories, and the Low Density residential designations. A substantial growth area will also be the High Density residential

TABLE 4-23
RESIDENTIAL LAND USE SUMMARY - CLOVIS PROJECT AREA¹

Land Use	Existing Acres	Proposed Acres	Gross Change in Acres	DU Potential
Agriculture (1 DU/20 AC)	15,893	9,599	(6,254)	480
Rural Residential (.5 DU/AC)	8,577	10,695	2,118	5,348
Residential Very Low/Low (.6 - 4.0 DU/AC)	4,005	9,404	5,399	23,560
Residential Medium/Medium High (4.1- 15.2 DU/AC)	287	3,859	3,572	20,031
Residential High (15 - 25 DU/AC)	298	455	157	7,781
Mixed-Use Residential (10.2 - 25 DU/AC) ²	0	335	335	4,722
Village Center (10.2 - 25)	0	30 ³	30	513
TOTAL	13,167	34,347	17,835	62,435

1. Includes the City of Clovis, the Sphere of Influence, and Unincorporated County lands within the expanded project Study Area boundary.

2. With special provisions within the Mixed-Use Overlay Zone for High Density Multiple Family Residential zoning (R-4), permitting up to 43 du/ac within Mixed-Use Area 25 and presently undetermined Mixed-Use areas adjacent to transit centers.

3. Village Centers may be developed with up to 25 percent of the total acreage designated for senior housing opportunities.

designation, which provides for approximately 7,781 dwelling units calculated on an average of 17.1 du/ac. At maximum density development potential of 25 du/ac, up to 3,594 additional High Density residential units can be accommodated. Where density bonus provisions are applied within any residential designation an even greater opportunity for housing affordable to Low and Very Low Income is created.

It is clear that the land resources provided by the General Plan for the entire Project Area will more than adequately fulfill the City's regional housing needs.

The provision of a balanced inventory of housing in terms of unit type, cost, tenure and style will allow Clovis to fulfill a variety of housing needs. The mixing of densities in the entire Clovis General Plan Project Area fosters a socially integrated community and provides an opportunity for the majority of residents to live in close proximity to transit and public facilities. However, unless lands that are currently outside of the City's incorporated area are annexed into the City within the 5-year plan period, by 1996, the development potential of the entire Project Area should not be considered as a resource in meeting the housing needs of the City as established in the FRHNP. A brief discussion of annexation potential follows.

Annexation

The Sphere of Influence and the Study Area portions of the Clovis Project Area are within unincorporated Fresno County adjacent to the City, that may ultimately be annexed by Clovis. Within the next five years, properties within the current Sphere of Influence will be the target for annexation. The City will likely annex property from its present eastern boundary to Locan Avenue. The northern annexation time line is more complex. For areas which are north of Nees Avenue, bounded by Dry Creek and Enterprise Canal, annexation is likely to take longer than five years. This area is designated as Rural residential (and is largely built-out in rural residential homes) and is not likely to annex to the City at the present time. However, as the General Plan designates these areas as Rural Residential, therefore not changing the future land use, these areas are not considered contributory to the potential land use resources for low- and moderate-income housing opportunities.

The area east of the Enterprise Canal and north of Herndon Avenue to Shepherd Avenue is more likely to be annexed within the next five years (even though some rural residential exists in this area). The area west

of Dry Creek, and north of Nees Avenue to Shepherd Avenue, and the westerly and northerly Sphere of Influence lines are likely to annex within the next five years if a solution can be found to address concerns about sewer capacity. This area contains few rural residential parcels and has large, developable acreage. In the Sewer Master Plan this area is to be served by a yet to be constructed sewer line extending west from the area through the City of Fresno. Construction of this sewer line has not been approved by the City of Fresno, and some other temporary means of sewer service needs to be found in this area.

Annexation potential for land which lies beyond the present Sphere of Influence, in the Study Area adjacent to the present Sphere of Influence, is not unreasonable in the next five years. Much of this area would be on the eastern edge of the Sphere of Influence, south of Herndon Avenue.

Estimated Dwelling Capacity by Land Use Designation

State law requires that zoning be consistent with adopted general plans. Clovis' undeveloped and redeveloped lands will be zoned in accordance with the Land Use Plan, and detailed in the City's General Plan and nine existing Specific Plans, as well as the required specific plans for the three Urban Centers and Mixed-Use projects. Development potential may be determined based upon the maximum allowable density of each land use designation/zoning district.

A vacant land inventory was conducted as part of the formulation of the Housing Element. Within the City and the Sphere of Influence, the City of Clovis has a substantial amount of vacant, developable land. Table 4-24 indicates the development potential for each dwelling type based upon the Land Use Plan. Table H-24 presents dwelling unit potential for the higher density land uses: High, and Mixed-Use High by the average of the density range, and by the maximum potential for density comparison. The vacant acreage potential associated with the Medium High and Mixed-Use with Medium High Density residential has been proportioned to reflect capacity within this designation for meeting housing needs of both the Moderate income and the Low income categories, calculated at the average and maximum densities of the designation, respectively. For purposes of computation, 20% of the total acreage within the Medium High designations has been allocated to meeting Low income residential needs at 15 du/ac, with additional potential available according

**TABLE 4-24
VACANT LAND RESOURCES
CITY OF CLOVIS AND SPHERE OF INFLUENCE**

Designation	Target Income Group	City Limits		Sphere of Influence		Total	
		Acres	DUs ¹	Acres	DUs ¹	Acres	DUs
Very Low	Above Moderate	0	0	293	586	293	586
Low	Above Moderate	629	1,698	1,069	2,886	1,698	4,584
Medium	Above Moderate Moderate	63	258	159	652	222	910
Medium-High ³	Moderate	35	357	58	592	93	949
	Low	9	135	15	225	24	360
High ⁴	Low Very Low	25	427/625	49	838/1,225	74	1,265/1,850
Mixed-Use High ⁴	Low Very Low	39	667/975	3 ²	51/75	42	718/1,050
Mixed-Use ³	Moderate	48	485	8	81	56	566
Medium High	Low	12	180	2	30	14	210
Mixed-Use Medium	Above Moderate Moderate	42	172	--	--	42	172
Total		902	4,379/4,885	1,656	5,941/6,277	2,558	10,320/11,162

1. Present dwelling units potential calculated at average densities for Very Low, Low, Medium, and Mixed-Use Medium residential categories, which meet housing needs of Above Moderate and Moderate income households. See Footnotes #3 and #4 for discussion of calculation of Medium High and High Density residential categories to meet housing need of Very Low and Low income groups.
2. Includes 25 percent of Village Centers to be dedicated to provision of Senior facilities.
3. The Medium High and Mixed-Use Medium High residential categories provide potential for Low and Moderate income housing. For purposes of determining this potential, 80% of the total vacant acreage within these designations is allocated to reflect Moderate income housing potential, calculated at an average density of 10.2 du/ac. The remaining 20% of the total acreage is allocated to meeting Low income housing needs, calculated at the maximum density potential of 15 du/ac, consistent with the City's proposed condition of requiring that 20% of units in multi-family developments within this density category be set-aside for Low income households, and reflecting the current market representation within the City of housing affordable to Low income households within this designation. The capacity by each income category is shown on separate lines, and is meant to be totaled.
4. Development potential within the High Density residential and Mixed-Use with High Density residential is applicable to both Very Low and Low income categories. The first number represents potential for housing calculated at the average density of 17.1 du/ac. The second number following the / represents development potential at the upper end of the density range at 25 du/ac. Additional development potential is possible with the application of the density bonus provision, as well as R-4 zoning permitted under the Mixed-Use Overlay Zone, with densities up to 43 du/ac in selected Mixed-Use areas yet to be formally determined.

to the provisions of the density bonus program. (Refer to the following discussion regarding historical development trends within the City in the Medium High Density designation, under R-2 zoning).

As shown in Table 4-24, 902 acres of vacant land are available for residential uses within City limits. Development of this land at average target densities could result in the development of an additional 4,379 dwelling units within the City. Of these units, 51.4 percent are designated for Medium High and High Density areas, and Mixed Use areas with Medium-High and High density residential potential, which provide potential sites for Moderate, Low and Very Low income households. Under the maximum potential buildout scenario of vacant developable land, up to 4,885

dwelling units could be constructed within the present City incorporated area.

Within the Sphere of Influence, the 1,656 acres of vacant land reserved for residential uses will yield approximately 5,941 dwelling units calculated at average densities. Under a maximum density buildout scenario, up to 6,277 dwelling units could be achieved. The majority of potential units on vacant developable land, approximately 68 percent, within the Sphere of Influence are to be developed at Very Low to Medium densities. However, there will be potential for both High Density residential and residential within Mixed-Use areas in the Sphere, and within one Village Center, of which 25 percent of the acreage is to be targeted for senior projects. In addition, selected Mixed-Use areas with High Density residential potential adjacent to

Transit Centers (specific sites to be determined) may be developed at densities up to 43 dwelling units per acre on application of the High Density Multiple Family Residential (R-4) zoning permitted under the regulations and standards of the proposed Mixed-Use Overlay Zone. As specific locations for application of this maximum density potential will be determined as part of the Mixed-Use Overlay Zone, Table 4-24 does not present a calculation of dwelling units based on this maximum end of the density range. Rather, it should be considered as additional development potential of up to 18 dwelling units per acre above the permitted maximum of 25 dwelling units per acre, which will further augment the vacant land resources development potential presented in Table 4-24.

According to the Fresno County Regional Housing Needs Plan 1990, the City of Clovis has a housing need of 2,920 units for the period between 1991 and 1996.

The housing need is distributed among the following income groups, as illustrated in Table 4-25. For purposes of analysis, residential development which helps meet the need for Very Low and Low income housing, which has been constructed subsequent to the

FRHNP, is identified, as it supplements the vacant land resources. This figure has been revised to 2,876 units to reflect the 30 new Very Low income multi-family units provided in the Cottonwood Grove Apartments constructed in 1991, and the 14 single-family units constructed through the CCDA and non-profit organizations which are targeted for households with incomes at 80 percent below the median household income.

Housing built at the High Density designation (15.1 to 25 du/ac) in the City of Clovis is generally considered to be affordable to Very Low and Low income households, while housing built at densities of 25 units or more (using density bonus provisions or application of the R-4 zone standards in selected Mixed-Use areas under the Mixed-Use Overlay Zone) is particularly applicable to attain the affordability associated with provision of Very Low income units. Development of housing affordable to Low income households (80 percent of median) has been shown to be attainable in the City of Clovis with densities at the upper end of Medium High (with underlying zoning of R-2) and all density ranges of the High Density designation.

**TABLE 4-25
CLOVIS FUTURE HOUSING NEEDS BY INCOME GROUP
1991 - 1996**

Income Level	Units	Designation	Maximum Site Capacity (City and Sphere) ³	Maximum Site Capacity (Within City Limits) ³
Very Low Income	1,003 ¹	Residential High Mixed-Use Residential High	2,900 ⁴	1,600 ⁴
Low Income	577 ²	Residential Medium High Residential High Mixed-Use Residential	2,553 ⁵	1,409 ⁵
Moderate Income	505	Residential Medium Residential Medium High Mixed-Use Residential	2,639 ⁶	1,272 ⁶
Above Moderate Income	800	Residential Very Low Residential Low Residential Medium	6,080	1,956
Homeless	N/A	Commercial	Emergency Shelter	
		Residential Medium High Residential High	Transitional Housing	

1. Reflects the completion of Cottonwood Grove Apartments where 30 units are affordable to Very Low Income Households.
2. Reflects the addition of 14 units affordable to households at 80 percent of median income.
3. These numbers reflect the development potential within applicable categories. These dwelling unit site capacity numbers are not intended to be totalled. They represent, within specific Land Use designations using both average target densities and maximum density, what the potential is for meeting need.
4. Calculated on the maximum target density of 25 du/ac permitted in High Density range. Density bonus and the Mixed-Use Overlay Zone density maximum of 43 du/ac provides potential for additional site capacity.
5. Reflects average target density of 17.1 within High and Mixed Use High residential designations, and maximum allowable densities of 15 du/ac applied to 20% of available sites in Medium-High and Mixed-Use Medium High residential designations. Density bonus provides additional site capacity.
6. Calculated based on targeted density of 10.2 du/ac in Medium High and Mixed-Use Medium High density residential.

Historically, multi-family developments in the City of Clovis have been built at the maximum densities allowed within the corresponding zone. The consistent pattern in the City for properties zoned R-2 (which correlates to the Medium High General Plan designation) is that multi-family projects are approved and built at the maximum density allowed, at 15 du/ac.

An inventory of multi-family units built under the R-2 zoning within the past five years was conducted, consisting of: Cottonwood Grove Apartments; Sierra Ridge Apartments; a 32 unit duplex development; and an individual duplex and triplex unit. The inventory identified that all of the 180 units (approximately half of all units surveyed) at the Sierra Ridge Apartments, consisting of one and two bedroom apartments, are rented at market rates which fall within the maximum affordable rent for a Low income family of four, which is \$668 per month. This apartment complex also provides 36 units set-aside for Very Low and Low income households at rents discounted by approximately \$162 - \$164 dollars per month.

The market rent for a two-bedroom unit at the Cottonwood Grove Apartments (which comprises approximately 42% of the housing stock inventoried) exceeds the Low income household of four maximum affordable rent by \$17.00 per month. Although the market rate rent represents a payment of more than 30% of monthly income, the percentage of overpayment is very small. However, the Cottonwood Grove Apartments, provides rent discounts of \$300 to \$544 to 30 of the 150 units, which is 20%, making all of these 30 units affordable to a Low income household.

The City proposes to condition multi-family projects in the R-2 zone (consistent with the Medium High Density Residential designation) to require that 20% of the units are set-aside for Low-income housing, providing funding is available. This policy will be germane to any proposed development currently in the application stages, as well as any future multi-family development proposals in the R-2 zone. Therefore, for purposes of calculating available sites and site development capacity to meet Low-income household need, a factor of 20% has been applied to the acreage of the vacant Medium-High residential designation to determine the capacity for targeting development within the Low income category.

In terms of development opportunities for Very Low income households on vacant developable land, the City

has a maximum site capacity of 1,600 dwelling units in the High Density and Mixed-Use High designations based on development at 25 dwelling units per acre. Application of the R-4 zoning permitted density of 43 du/ac within selected Mixed-Use areas (specific sites yet to be determined) provides for an additional potential of 18 units per acre. For Lower income households, the City has a capacity within vacant developable land for 1,409 units within the High and Mixed-Use High designations, and 20% of available Medium High and Mixed-Use Medium High categories combined. A number of these units may be built at densities and costs affordable to Low and Very Low-income households, in accordance with the City's proposed policy to require multi-family developments to set-aside 20% of units for Low income households as a condition of development, subject to funding availability. Under a density development potential of 25 du/ac within the High Density residential designation, and 20% of the Medium High Density residential at 15 du/ac, a total of 1,945 units may be constructed to meet the housing needs of Very Low and Low income households. Application of R-4 zoning, with permitted densities of up to 43 du/ac in particular Mixed-Use areas to be determined by the City, (see Housing Action Plan) will further augment the potential to meet the future housing needs by income classification. The City and CCDA will further assist in the development of housing through programs set forth in the Housing Action Plan, including: rental assistance; density bonus; the Mixed-Use Zoning Overlay; conditions for affordable housing programs in specific plan, PUD and R-2 zone multi-family projects; and effective utilization of the 20 percent set-aside fund.

Manufactured housing is also considered an important housing alternative, especially as related to serving the needs of lower-income households. Chapters 1571 and 1572, Statutes of 1988, require that manufactured housing must be permitted on permanent foundation systems on all single-family zoned lots, so long as the unit is no more than ten years old on the date of application, and meets federal and optional local standards specified in Government Code Section 65852.3.

A locality may exempt from this provision any place, building, structure, or other object listed on the National Register of Historic Places. Section 65852.3 specifies that local governments may impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding

material, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot. Section 675852.4 has been added to the Government Code to specify that a locality may not subject an application to install a manufactured home on a foundation system on a single-family lot to any administrative permit, planning or development process, or requirement unless it is identical to those which would be imposed on a conventional home on the same lot. Clovis has amended its Municipal Code to permit such use and to be in compliance with Government Code.

Redevelopment Potential

The Clovis Community Development Agency established two Redevelopment Project Areas in Clovis. Project Area 1 was adopted by the City Council in July of 1982. It consists of 1,180 acres and is generally bounded by Barstow Avenue, Sierra Avenue, Sunnyside Avenue and Minnewawa Avenue. The Project Area contains a variety of residential, commercial, industrial/manufacturing, open space, public and vacant parcels.

The general objectives of Project Area 1 include the improvement of the level of public services and facilities, improvement and expansion of the circulation system to provide adequate access to local areas and to assure adequate access to regional circulation systems, to preserve the integrity and vitality of older commercial, residential and industrial areas, to improve the entry corridors to the downtown (Old Town area), and encourage community pride and awareness through the promotion of a turn-of-the-century theme in the area.

The General Plan designates portions of seven Mixed-Use areas within Project Area 1. Some of this land is currently vacant; much of it is currently developed and considered underutilized. These Mixed-Use areas provide an opportunity for the development of 30 acres of High Density residential, for a potential of 515 dwelling units at the targeted average of 17.1 du/ac or 753 dwelling units at the maximum density. Application of density bonus provisions which may be implemented in any residential designation, will further increase the potential number of high density development units within Redevelopment Area 1, which may serve to meet the needs of Very Low income households. The Mixed-Use Overlay Zone density potential of 43 dwelling units per acre for selected

Mixed-Use areas yet to be determined further augments the potential for providing affordable housing. In addition, 2.7 acres of Mixed-Use Medium High residential can be developed within Project Area 1.

This contributes the potential for 28 dwelling units at the average density of 10.2 du/ac, or up to 41 units at maximum development potential of 15 du/ac. Again, application of density bonus provisions can provide additional opportunity for meeting Low income household needs.

Project Area 2 was adopted by the City Council in July, 1991. It consists of 424 acres and is generally bounded by Fowler, Sunnyside, Minnewawa, and Magill Avenues. Both Herndon Avenue and the Southern Pacific Railroad extend through the Project Area. Future land uses within this Redevelopment Area are intended to conform with the General Plan. More specifically, development activities will be guided by the Herndon-Shepard, Clovis Corridor, East Sierra and Magill Heights Specific Plans which lie within the Redevelopment Area. The General Plan has designated a large portion of this Redevelopment Area as Mixed-Use. This Redevelopment Project Area is primarily oriented to commercial, office, and transit-oriented uses. Approximately 5.2 acres within this Project Area can accommodate Mixed-Use High residential uses, with potential for 89 dwelling units at the average density of 17.1 du/ac, or up to 130 dwelling units at the upper limits of the density range. Density bonus provisions and the Mixed-Use Overlay Zone density potential consistent with R-4 zoning provides additional potential for units for Very Low income households. As this Mixed-Use area is adjacent to a Transit Center, this may provide an opportunity for an emergency shelter for the homeless.

The Redevelopment Plans set forth provisions related to Low and Moderate income housing. These requirements address replacement housing, new and rehabilitated units in the Project Areas, and the tax increment set-aside fund. Redevelopment law requires that 20 percent of the tax increment revenue be used for increasing the supply of affordable housing; replacement of affordable units lost as a result of redevelopment activity; and a portion of all housing constructed in the redevelopment area be affordable to Low and Moderate income households. There are a number of acres of land in the City which are currently developed, but are considered underutilized, or best suited to another use which the Land Use Plan has redesignated to another

**TABLE 4-26
REDEVELOPMENT AREA POTENTIAL**

Area	Acres
Magill Heights	18.60
Rialto Ranchos	31.50
Polson/Freeway	90.00
Clovis Avenue/Freeway/Railroad Triangle	46.77
TOTAL	186.87

use. The areas listed in Table 4-26 offer residential redevelopment potential within the Redevelopment Project Areas, in addition to the Mixed-Use Residential potential, with the exception of the Clovis Avenue/Freeway/Railroad Triangle area, which is encompassed by Mixed Use Area 5.

Opportunities for Energy Conservation

There are many opportunities for conserving energy in new and existing homes. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy-conservation considerations.

Housing Constraints

To accurately assess the housing environment in the City of Clovis, close consideration needs to be given to a series of constraints that impact the cost of housing. Key among these constraints are the housing market, infrastructure, environmental and governmental factors.

Market Constraints

Although housing costs in the Fresno/Clovis Metropolitan Region are substantially below other metropolitan areas in California, the cost of renting or purchasing adequate housing in Clovis continues to be influenced by a number of market factors. Costs associated with labor, raw land, materials, and financing influence the availability of affordable housing.

Construction Costs

One of the largest costs associated with constructing a new living unit is the cost of building materials, comprising approximately 27 percent of the price of a home. (Construction Industry Research Board, May, 1981). In addition to the cost of materials, other factors such as labor have an impact on overall construction costs. Construction costs in California have risen significantly over the past decade. Local developers estimate that construction costs in Clovis are approximately \$56.50 per square foot for an average 1,800 to 1,900 square foot home. These costs are generally comparable to surrounding communities.

The type of product largely determines the cost of construction. Clovis has an existing inventory of tract homes constructed between 1970 and 1985 which generally reflect a lower degree of amenities. Therefore, even though a reduction in amenities and quality of building materials in new homes (still above

the minimum acceptability for health, safety and adequate performance) may result in lower sales prices, this tactic may not result in a significant price reduction in the new home market. Tract homes built between 1986 and 1992 comprise over 25 percent of the overall housing stock in the City.

Residential developments in Clovis of the 70's and 80's have reflected a tendency toward tract and planned development. Subsequently, the price structure of single family homes has benefitted from the economies of scale of tract development. The use of pre-fabricated or factory built residential units to lower housing costs by reducing labor costs has not been effective in Clovis due to the already lower cost of non-union labor in the Central Valley. The construction cost of housing is not considered a constraint to affordable housing in the Clovis area.

Labor Costs

Labor is a significant expense in the construction of a house. Local labor costs for an average single family unit are approximately 27 percent of the cost of building the structure (Construction Industries Research Board, May, 1981). Labor costs in the Bay area and Southern California generally average \$23.00 per hour for a Carpenter/Journeyman, while the same trade in Clovis costs \$18.21 per hour. Labor costs have steadily increased in the past years. However, non-union local construction labor has assisted in holding down the cost of single-family homes in Clovis. Labor cost is not a constraint to affordable housing.

Land Costs

Land costs include the costs of raw land, site improvements, and all costs associated with obtaining government approvals. The supply of undeveloped land has not been a constraining factor. The General Plan designates 11,870 acres for Very Low, Low and Medium Density single family residential uses within the entire Project Area. The Plan designates 1,106 acres for multiple family uses and higher density/small lot single family attached and detached residential uses within the Project Area. Approximately 290 acres are reserved for Medium High and High Density Residential uses within the Mixed-Use designations.

According to interviews with realtors and developers, undeveloped residential land in Clovis is presently averaging between \$50,000 to \$70,000 per acre,

depending on the location, the terms associated with the purchase, annexation status, density, and proximity to major infrastructure for the provision of City services. While it appears that increasing density would lower the cost of land per units, the free market system tends to compensate for the additional potential value of multiple units and associated factors such as availability of infrastructure, proximity to transportation routes and services, etc., thereby causing the price of land designated for higher density uses to be higher than lower density land. The higher price of land for increased density uses is a constraint to affordable housing when considered as an independent factor. However, the use of density bonus or construction at the upper end of the permitted density range compensates, in part, for the increased land costs. On the other hand, large scale developers buying large tracts of land may experience an economy of scale benefit in the cost of land.

Appraisals that were recently completed for the Clovis Community Development Agency valued property at approximately \$0.80 per square foot for single-family (R-1) zoned land and at \$1.30 for multiple-family (R-2) zones. Based on an average lot size of 7,500 square feet for a single family home, the above information translates into an amount of \$6,000 for an undeveloped lot for a single-family residence. The average density for multiple-family residences is one dwelling unit per 3,000 square feet, thus amounting to \$3,900 per dwelling unit at a land cost of \$1.30 per square foot. The average prices can vary, depending on the term associated with the purchase, and annexation status. As land costs in Clovis are generally comparable to adjacent areas, and are lower than in other areas throughout California, land costs are not considered a constraint to market rate development. Land costs will strongly influence the production of housing affordable to low and very low income households, however, unless augmented by additional incentives and/or funding resources.

The City of Clovis previously responded to the need to create more developed land by producing specific plans for residential areas. The Land Use concept of the General Plan integrates the Specific Plan philosophy with the establishment of Urban Centers, comprised of a network of Urban Villages which will respond to the need for developed land to provide a range of housing types and densities. The Urban Centers will be implemented through development of a Specific Plan.

Financing

Interest rates have one of the greatest impacts on the ability to purchase a home. Interest rates, however, are determined by national policies and economic conditions and, as such, local government has little impact on these rates. When interest rates are 12 percent and below, the majority of the housing demand is focused on single family homes. When interest rates exceed 12 percent for any length of time, the housing construction market shifts over to the construction of multiple family rental housing. Variable interest rate mortgages on affordable homes may increase to the point of interest rates exceeding the cost of living adjustments, which is a constraint on the affordability.

Lending rates for developers are generally 2 to 2.5 percentage points higher than the prime interest rate, and have hovered around eight percent throughout 1992. The building industry notes that financing for residential development is difficult to obtain from the banking industry at this time, regardless of the interest rate. The availability of financing for developers may pose a constraint on development outside of the City's control.

Mortgage interest rates for new home purchases range from eight to ten percent for a fixed rate 30 year loan in 1992. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), and Buy-Down Mortgages. First time home buyers are the group impacted the most by financing requirements.

Typically, conventional home loans will require 5 to 20 percent of the sale price as a down payment. The average new home cost in Clovis is \$151,614 for a 1,900 square foot home. The average asking price for a resale home is \$121,380. Table 4-27 shows the impact of different mortgage interest rates on monthly housing costs based on the average housing cost for new and resale units. Interest rates at the present time are not a constraint to housing. At current rates, they may be considered supportive for low and moderate income households, who may not be able to qualify at higher rates. For example, a moderate income household at the upper end of the range could afford to purchase an average priced resale home with 10 percent down at 8 percent interest, with monthly payments below 30 percent of their income. This same home with all the same conditions at 10 percent interest would result in monthly payments exceeding 30 percent of the household income. Interest rates are primarily a function of nationwide, and more often worldwide, economic conditions and national policies.

Profit, Marketing and Overhead

Because the development of residential units is a business, developers are expected to seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

TABLE 4-27
MONTHLY MORTGAGE PAYMENTS AT VARYING INTEREST RATES

	8%	8%	10%	10%	8%	10%
Purchase Price	151,614	151,614	151,614	151,614	121,380	121,380
Down Payment	5%	10%	5%	10%	10%	10%
Loan Amount	144,033	136,452	144,033	136,452	109,242	109,242
Monthly Principal and Interest	1,049.86	994.61	1,253.55	1,187.57	796.26	950.75
Est. Property Taxes, Insurance	181.83	181.83	181.83	181.83	123.40	123.40
Total Housing Expense	1,231.69	1,176.44	1,435.38	1,369.40	919.66	1,074.15
Required Monthly Income	4,108	3,920	4,780	4,565	3,029	3,577
Required Yearly Income	44,296	47,040	57,360	54,780	36,312	42,927

1. Based on \$151,614 as average new home price, and \$121,380 as average resale asking price.

• Based on a 1992 tax rate of 1.22% inclusive of Assessment Districts, Mello-Roos Districts, and Maintenance Districts, if applicable

• Insurance based on \$28.00 payment per month

Source: Fresno County Tax Assessor, The Planning Center.

Running out of land to develop, due in part to the lack of growth controls concerning available single family land is not a pressing problem facing developers in Clovis. Lack of available land in other portions of the state have drastically impacted both profit and overhead. Typically, one of the best profit approaches in home construction where land is limited has been the reduction in the size of lots, and a variety of configurations in the setback requirements for the units, such as wide and shallow, zipperlots, and zero lot line development.

These approaches are applicable for the profitable development of higher density single family detached units and may be considered for the land designated by the Land Use Plan as Medium-High Density, as well as multiple family residential development in the High Density designation and within proposed Mixed-Use areas.

Other Non-City Constraints

Housing costs have been influenced by the overall availability of land in the Fresno/Metropolitan Area and the positive impacts the Clovis Unified School District has traditionally had on the housing market area. Much of the land surrounding the incorporated Fresno/Clovis Metropolitan Area requires annexation in order to be developed, any interruption in this process has the tendency to shift development toward areas that have the potential to be annexed. The annexation and development of land is often contingent on sewer and water capacity, the availability of public services, and other infrastructure.

While the Fresno/Clovis Metropolitan Area has several school districts, local developers and realtors have reported a preference toward the Clovis Unified School District among individuals considering housing in the northeast portion of the Metropolitan Area. A survey of local realtors determined that the sale of homes in the Fresno/Clovis Metropolitan Area with identical size and amenities would result in an approximately 10 percent price differential in favor of the home located in the Clovis Unified School District. The boundaries of the CUSD encompass most areas planned within the Project Area, with the exception of a small portion at the southeast tip of the Project Area which falls within the Sanger Unified School District. As well, a small portion in the southwest corner of the Project Area falls within the Fresno Unified School District. The General Plan identifies an educational complex within the Urban Center Specific Plan Area 2 with adequate capacity to

serve the children who reside in the Project Area within the Sanger Unified School District's boundaries.

Governmental Constraints

The provision of affordable housing has been almost exclusively a function of the private sector. Recently, with the creation of the Clovis Community Development Agency (CCDA), the City has become more active in the area of affordable housing. Actions by the City with an impact on the affordability of homes take place in two broad areas. First, the City has traditionally exercised authority in the area of land use controls, site improvement requirement, building codes, fees and other regulatory programs. Secondly, by acting through the CCDA, the City has the ability to use funds set-aside to expand and improve the supply of low and moderate income housing.

Governmental constraints include policies, development regulations and standards, requirements or other actions imposed by the various levels of government on development. Although Federal and State agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. The following factors constrain the maintenance, improvement and/or development of housing in Clovis: land use controls, building codes, processing procedures, and development fees.

Land Use Controls

Every City must have a General Plan which establishes policy guidelines for all development within the City and its Sphere of Influence. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element identifies the location, distribution and density of land uses in the City. In implementing the General Plan, the City of Clovis utilizes a number of planning tools including the Specific Plan, Zoning Regulations, and Subdivision Ordinance. Zoning, which must be consistent with the General Plan, establishes more specific development standards, allowable uses, and limitations.

Land Use Designations

The Land Use Element of the General Plan establishes the maximum amount of housing per acre that can be developed. This is the "density" of a permitted development. General Plan densities are expressed as dwelling units per acre, rather than by square footage of lots.

**TABLE 4-28
RESIDENTIAL LAND USE CATEGORIES**

Designation	Average Density	Density Range	Purpose
Rural	1 DU/2 AC	0.5 DU/AC	Rural lifestyle and small scale agricultural operation.
Very Low	2.0 DU/AC	.6 - 2.0 DU/AC	Large lot single family within an identifiable residential neighborhood.
Low	2.7 DU/AC	2.1 - 4.0 DU/AC	Conventional single family detached residential.
Medium	4.1 DU/AC	4.1 - 7.0 DU/AC	Detached and attached single family homes, patio and zero lot line homes.
Medium High	10.2 DU/AC	7.1 - 15.0 DU/AC	Moderately dense single family detached on small lots, duplex and townhouses.
High	17.1 DU/AC	15.1 - 25.0 DU/AC	Multiple family apartments and condominiums.
Mixed-Use Residential	17.1 DU/AC	15.1 - 25.0 DU/AC ¹	Multiple family apartments and condominiums, duplex and townhomes in conjunction with commercial, office or business park uses.

1. Typical density range for Mixed Use residential is 15.1 to 25.0 du/ac. The Mixed Use Overlay Zone includes density standards permitting development at densities up to 43 du/ac under R-4 zoning for selected Mixed Use areas adjacent to transit centers and within Mixed Use area 27. These locations and acreages have not yet been determined.

The Land Use Element sets forth six residential land use designations: Rural; Very Low, Low, Medium; Medium High; and High Density residential, as well as Mixed-Use, which allows for residential development as a primary or secondary use on a proportion of the total acreage, at Medium High and High Density residential ranges. The average densities used to calculate housing at buildout, and density ranges according to each of these designations are as follows:

Density is a critical factor in the development of affordable housing. Higher density improves housing affordability because it lowers the per unit land cost (although the land cost per acre may be higher than for lower density uses) and facilitates efficient construction. More intense residential development can be achieved in Clovis through a number of mechanisms, including clustering of residential development, density bonuses and zero lot line/small lot development. The Development Code shall be reviewed and amended as necessary to provide for this flexibility in site planning to promote more intense development where appropriate.

Clustering of housing can produce higher densities on a portion of land, while retaining the overall density assignment of the entire property. This method is effective when portions of property not utilized for residential development can be developed with compatible uses, such as parks, schools, public facilities. In the case of mixed-use, residential uses may be

clustered with office, commercial, retail, hotel, business park or public facilities for higher density uses in proximity to employment and transit opportunities.

Density floors is another tool to promote maximum utilization of residential land. The density floor would establish a minimum density requirement within a given residential land use designation.

As noted in the Vacant Land analysis, the Land Use Plan provides for development of 25 acres of currently vacant High Density residential land within the City, which, at an average density of 17.1 dwelling units per acre, provides for 427 High Density residential units. As well, a total of 74.3 acres of High Density residential is provided for within the Mixed Use designation, comprised of vacant land and lands currently under a non-residential use which are not reflected on the vacant land inventory, with potential for 1,234 dwelling units at the average density permitted. High Density residential, and High Density uses within the Mixed-Use designation within the Sphere of Influence and General Plan Study Area, allocate 257.6 acres for an additional 4,045 potential dwelling units. The potential for dwelling units within these designations is predicated on density, which in turn supports potential for provision of affordable housing at the Very Low, Low and Moderate income ranges.

The availability of developable acreage in upper density ranges allows for development of certain types of

housing. For example, stacked flat apartments which often house Low income households typically require densities above 15 units per acre, depending on land costs, to be developed economically. The Land Use designations provide for such development and are not considered to be a constraint to the provision of Very Low and Low income housing.

While the City of Clovis has a substantial amount of land available for a range of housing types, consideration needs to be given to other forms of residential development, including: various types of small lot single family subdivision; mobile home parks that allow owner-occupied spaces; senior citizen housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments geared toward older individuals without children. The Land Use Plan provides for the development of Senior Citizen housing within its Village Centers, at the core of the Urban Villages. The Plan provides for 120 acres of Village Center-Mixed Use designation. Approximately 25 percent of each Village Center is targeted for senior housing opportunities, which provides up to 30 acres for development of senior housing at densities up to 25 dwelling units per acre. Application of the density bonus provision or R-4 zoning under the Mixed-Use Overlay Zone for proposed developments within the Village Centers would target a number of units for Very Low or Low income seniors.

In addition to new growth, the City of Clovis needs to facilitate the maintenance and improvement of its existing housing stock. While new affordable units can be provided through a variety of strategies, the best source of affordable housing is found in the older neighborhoods in central Clovis. Housing in older Clovis constitutes a very important and on-going housing resource that does not need to be subdivided by government and that necessitates a smaller amount of subsidy. Therefore, these neighborhoods are more cost efficient for low and moderate income housing.

It is important for the City to address the residential units in areas either zoned or designated for land use other than residential. While some of these homes are non-conforming and therefore could be subject to amortization provisions in the Clovis Municipal Code, others are within the boundaries of the CCDA Project Area(s), while still others are in areas designated for Mixed-Use. If the residential use is located in an area which has been designated by the General Plan as

Mixed Use, the zoning for the area will be overlaid by a Mixed-Use Overlay Zone. If the particular Mixed-Use area designates a proportion of acreage where residential uses are permitted, then these uses may not actually be considered non-conforming.

The City, under the Municipal Code, is pre-empted from amortizing non-conforming uses, and therefore has no control over the ultimate use of the site. The conversion of the non-conforming residential land use to the land use as zoned is left to the discretion of the landowner. This situation places the City in a position to lose valuable, primarily rental, residential resources which are affordable to Very Low and Low income households, and is considered a constraint to the preservation of affordable housing resources. Replacement of these limits is an important consideration in the preservation of resources. The City is considering the revision of the Municipal Code to ensure that provisions be made to replace these units in kind, or in lieu of, within all development proposal areas.

In response to state mandated requirements and local needs, the City of Clovis has previously adopted ordinances allowing for the development of a second (accessory) unit in single family areas, utilizing mobile homes in single family districts, and the construction of duplexes in selected portions of Old Town Clovis. While the intent of these amendments to land use controls has been to provide affordable housing, the ordinances do not specifically regulate or address the issue of qualifications for affordability, nor the continuation of affordable housing once created as such. The monitoring of affordability resulting from such ordinance provisions must be programmed into the City's administrative functions.

Another land use issue impacting the supply of affordable housing is the conversion of apartment projects into owner-occupied units. In 1985 the City of Clovis approved a condominium conversion ordinance, which was at the time consistent with the provisions of State law. Traditionally, condominiums have not been a popular form of housing for this community, and the City of Clovis has not received an application for a residential conversion to date. However, the City is giving consideration to updating the Municipal Code to include additional provisions for housing affordability.

Municipal Code

The Clovis Municipal Code contains 10 residential classifications which are based on lot size rather than density based designations. The Residential Zone portions of the Municipal Code impact housing affordability in several ways. The Municipal Code regulates such features as building height and density, lot area, setbacks, and open space requirements per zoning district. Development standards for the ten residential zoning classifications are provided in Table 4-29.

The creation of a Mixed-Use Overlay Zone or similar mechanism in the Municipal Code to support the General Plan Mixed-Use land designation will establish performance standards which will require satisfaction as a condition of approval for development. These standards will reflect a focus on unique and creative development that promotes integration of retail, office, commercial, service and residential uses. Diversity of housing, including housing affordable to Very Low, Low and Moderate income groups is one factor to be incorporated into the performance standards. Densities of up to 43 du/ac will be permitted within designated Mixed-Use areas adjacent to transit centers. The Mixed-Use Overlay Zone will provide flexibility in height and density standards, as well as setbacks and parking requirements to achieve the affordable housing objective. Zoning regulations that are too rigid and do not allow sufficient land use flexibility could increase the costs of development and inhibit development interest. The proposed Mixed-Use Overlay Zone will provide this flexibility.

The City of Clovis' residential zoning regulations vary, depending on the different zones as defined in the Municipal Code. However, minimum standards can be described in this document. The minimum building setback required is the same for both multiple and single family residential zoning, namely five feet on either side and 20 feet in the front and in the back of the building. Single and multiple family residences cannot exceed the height of two stories or 35 feet, with the exception of multiple family dwelling units in High Density Multiple Family zoning (R-4) where they can be up to four stories or a maximum of 50 feet tall. Heights above four stories are permitted subject to a CUP. The R-4 zoning standards will be incorporated into the regulations and conditions of the Mixed-Use Overlay Zone for areas with High Density residential potential.

Beyond local requirements, State law allows for a developer to increase the density of a residential development by at least 25 percent if provisions are made for low income housing. The City will adopt the use of the density bonus provisions to all residential development areas, with special emphasis in the High and Medium High Density Residential areas, and mixed use areas, to promote the development of housing and densities appropriate to meet Very Low and Low income housing needs.

Development standards, either modified or as part of administrative policies, may add to the cost of housing because the standards may necessitate additional construction and building materials and labor. These standards are enacted for the protection of the community's health, safety and welfare. A modification or waiver of development standards can reduce the cost of housing construction, which may, in turn, result in lower housing prices. In addition, residential development in Clovis typically requires approval of site development plans. Projects which are PUDs are listed as conditional uses in the designated residence zones. PUDs may include zero lot line, cluster, attached and similar non-typical residential designs which may entail modification of lot area, and width, yard, height, lot coverage or open space requirements, and may require discretionary approval. Discretionary approval for such projects adds additional time to the construction of housing. This time factor results in higher loan carrying costs which adds to the price of housing. Residential development in the R-3, R-3A, and Mixed-Use Overlay Zones which include R-4 zoning, can take advantage of greater flexibility in development standards for these areas. Refer to Table 2-2 in the Land Use Element for zoning/general plan correlation. It is expected that development in these areas will promote a wider range of housing opportunities in comparison to the traditional zoning districts. The identification of affordable housing as a factor in the performance standards for the proposed Mixed-Use Overlay Zone and within proposed Specific Plan or PUD development, as well as the R-2, R-3 and R-3A zones will provide for a mechanism for the realization of this objective. Design standards such as roofing materials, architectural enhancements, and landscaping also increase the costs of housing. The City's outlook is that affordable housing projects should meet the same fundamental design standards as other residential developments. As a result, additional subsidy may be required.

**TABLE 4-29
RESIDENTIAL DEVELOPMENT STANDARDS**

District	District Name	Density Units Per Acre	Uses Permitted	DUs Per Lot	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions		Minimum Setback			Parking Required
								Width	Depth	Front	Side	Rear	
R-A	Single Family Residential	1.82	Homes, Horses, Poultry, Rabbits, Agricultural Uses	One	30%	35 Ft.	24,000 Sq. Ft.	110	130	35	10	20	2 Spaces
R-1-A R-1-AH	Single Family Residential	2.42	Homes, Horses (R1-AH) Agricultural, Poultry, Rabbits	One	30%	35 Ft.	18,000 Sq. Ft.	110	130	35	10	20	2 Spaces
R-1-B	Single Family Residential	3.63	Homes, Flowers, Vegetable Gardens	One	30%	35 Ft.	12,000 Sq. Ft.	80	110	35	10	20	2 Spaces
R-1-C	Single Family Residential	4.84	Homes, Flower and Vegetable Gardens	One	40%	35 Ft.	9,000 Sq. Ft.	70	110	25	7	20	2 Spaces
R-1 (7,500) (8,500) (9,500) (18,000) (24,000)	Single Family Residential	7.26 5.80 5.12 4.59 2.42 1.82	Homes, Flower and Vegetable Gardens	One	40%	35 Ft.	Designated by Zone Classification	60	100	20	5	20	2 Spaces
R-2 R-2-A	Low Density Multiple Family Residential	14.52	Homes, MultiFamily Units Single Story and Uses permitted in R-3	One for each 3,000 Sq. Ft.	45%	35 Ft.	7,200 Sq. Ft.	60	120	20	5	20	1-1/2 to 2 Spaces ¹
R-3 R-3-A	Medium Density Multiple Family Residential	21.78	Homes, MultiFamily Units, Libraries, Fraternity and Sorority Houses, Parks, Churches, Schools, Single Story Units	One for Each 2,000 Sq. Ft.	45%	35 Ft.	8,500 Sq. Ft.	60	120	15	5	15	1-1/2 to 2 Spaces ¹
R-4	High Density Multiple Family Residential	43.00	Homes, Churches, Day Nurseries, Rest Homes, Any Use permitted in R-3	One for Each 1,000 Sq. Ft.	60%	50 Ft. or 4 stories ²	10,000 Sq. Ft.	65	110	15	5	15	1-1/2 to 2 Spaces ¹
T-P	Trailer Park	18.15	Trailer Parks	2,400 Sq. Ft.	45%	35 Ft.	3 Acres	110	130	15	5	15	1 space plus 1/10

¹ 1-1/2 spaces required for studio or one bedroom units, 2 spaces required for 2 bedrooms and above.

² Heights over 4 stories are permitted subject to a conditional use permit.

Parking requirements in the City of Clovis are normal for a city of its size; two spaces per unit for single-family residential; and one and one-half to two spaces for multi-family dwelling depending on unit types and other project characteristics. These characteristics do not constrain the development of housing directly.

However, the requirement for 1-1/2 parking spaces for studio and one bedroom multiple family units may be in excess of need, particularly in projects catering to seniors or lower income households which may be more transit dependent than other income groups. It has been documented (The Case for Multifamily Housing, Urban Land Institute, 1991), that "residents of multifamily housing tend to own fewer cars and to use them less often". Amendment of the Municipal Code to permit a lower parking standard is being considered for assisted housing devoted to Low and Very Low income persons, and/or seniors in the R-3, R-3-A and Mixed-Use Overlay Zones. At a lesser standard unit, it would lower the cost of development by reducing the acreage required for parking.

In addition, for residential developments located within the proposed Mixed-Use Overlay Zone, the City will allow shared parking in commercial and residential mixed-use projects, where it can be demonstrated that the uses do not have conflicting peak parking demands.

In summary, existing and proposed land use controls and codes do not constitute a significant constraint to the development or the maintenance of affordable housing. The City will amend the Municipal Code to create a Mixed-Use Overlay Zone to permit Mixed-Use developments with residential components in a range of densities and housing types; facilitate higher densities for Very Low and Low income housing through density bonus provisions, establish affordable housing as a performance factor in specific plan, PUD and Mixed-Use developments; condition multiple-family development in the R-2 zone to require 20 percent of units to be set aside for Low income households, based on availability of financing; permit shared parking; and to review reduced parking requirements in conjunction with development of housing to meet low-income housing needs.

Building Codes and Enforcement

The City of Clovis has adopted the State Uniform Building (1988), Housing (1985), Plumbing (1988), and Mechanical and Electrical (1987) Codes. While all new construction must be in strict compliance with the codes, the City of Clovis has many older homes, many of which are located in and around the Old Town Clovis area, that were constructed prior to the establishment of building codes in the early 1940's. Code enforcement with respect to older homes is handled on a complaint basis. Should the City of Clovis elect to establish a mandatory code enforcement program for older homes, it is anticipated that some of them would be improved, and other homes would be demolished and lost from the housing stock. Five units within the older sections of town have been identified for demolition. Also, the Municipal Code limits the type of construction work that can take place on older homes located in other than residential zoned areas. The City has not made substantive amendments to the code that would adversely affect standard types of housing. Relaxation of the standards is not considered in the interest of the public health and safety. However, some codes may be biased against certain alternative housing types such as Single Residential Occupancy (SRO). Certain types of alternative housing structures, that do not fit defined residential categories, may be given flexibility if they serve low income households. Overall, the Building Codes adopted by the City of Clovis do not pose any special constraints on the production or cost of housing.

Local Processing and Permit Procedures

The cost of holding land by a developer during the evaluation and review process is frequently cited by builders as a contributing factor to the cost of housing. The California Government Code establishes permitted time periods for local agencies to review and act upon private development proposals. These time restrictions are identified in Table 4-30.

**TABLE 4-30
STATE DEVELOPMENT PROCESSING TIME LIMITS**

Item	State Maximum
General plan Amendment	None
Zone Change	None
Subdivision Action on Tentative Map	50 Days
Environmental Documentation/CEQA	
Review of Application for Completeness	30 Days
Determination of NEG DEC or EIR Requirement	30 Days
Completion of NEG DEC Requirement	105 Days
Certification of Final EIR	1 Year

Discretionary projects are reviewed by both the Planning Commission and the City Council. The City does not have special design or environmental review procedures. However, in response to the need for quality information before a project starts, Clovis instituted the Development Review Process in 1977. This process allows a developer, (but does not require) to submit a preliminary plan for review by City staff and receive verbal and written comments within a one week time frame. While staff comments are not binding and do not constitute approval or disapproval of a project, the comments are valuable in terms of providing early

up-front information. The availability of good preliminary information allows a developer to consider a project before committing and can save the developer time and money, making the proposed development more cost effective and competitive in the market place. The City of Clovis typically assists 60 residential developers per year and provides this service without costs to the developer.

The City's local processing times are further defined in Table 4-31.

**TABLE 4-31
LOCAL DEVELOPMENT PROCESSING TIME LIMITS**

Item	Approximate Length of Time to Public Hearing
Conditional Use Permit	4 to 6 Weeks to Commission 8 to 10 Weeks to Council
Site Plan Review	4 Weeks
Tentative Parcel Map	6 Weeks
Tentative Tract Map	4 to 6 Weeks
Variance	4 to 6 Weeks
Zoning Amendments or Zone Change	8 to 10 Weeks
Environmental Documentation	4 to 10 Weeks (Average 8 Weeks)
General Plan Amendment	8 Weeks

In addition to the DRC process, the time and funds expended by the City of Clovis in regards to specific plans also helps reduce the developer's costs associated with the review and evaluation process. Clovis currently implements nine specific plans that provide for residential development. Cost reductions associated with the development of land in a specific plan are substantial, much of the preliminary work such as obtaining a general plan designation and negotiating with the City regarding street and other off-site improvements have been pre-determined in the specific plans. Also, when a developer proposes a residential project within 5 years of the adoption of the specific plan, the developer is excused from the preparation of an Environmental Impact Report. Typically, a developer can anticipate saving between \$20,000 and \$45,000 if an EIR is not required because the project is in a specific plan area and is covered under an existing EIR for that plan area.

In addition to providing both DRC and specific plans services, the City of Clovis also maintains accountability goals for the processing of applications related to residential development. These regulate the time it takes to process applications. The processing time periods for the City of Clovis are substantially faster than the processing time typical in many other cities similar to Clovis in size, and approach what many jurisdictions consider "fast tracking." Overall time frame for processing applications before the Planning Commission and City Council is controlled to a large degree by the legal requirements for the noticing of public hearings. Public hearings must, under the law, be noticed in a paper of general circulation 21 days prior to the date of the Planning Commission or City Council meeting. Because the local newspaper publishes only once per week with an advertising submission cutoff approximately 5 calendar days prior to the date of publication, it takes a minimum of three and a half weeks to fulfill this legal requirement. The additional week in average time for responding to applications in Clovis could only be enhanced if the state legislature enacted legislation to reduce the minimum time for public hearing notices.

The City of Clovis has taken action to speed up the processing of Tentative Tract maps for residential subdivisions by eliminating City Council review of Tentative Tract Maps in cases where the Planning Commission approves the map and there are no appeals to the City of Clovis of the Commission's decision. This step reduces processing time by approximately four weeks and saves the residential developers a corresponding amount of costs associated with holding property while additional discretionary actions take place. The City also allows the concurrent processing of applications which speeds up the process.

The City of Clovis Engineering Department is required to process a first submittal proposal for a subdivision within four weeks and each following submittal within two weeks. At present, however, the processing time for subsequent submittals has increased to an average of five weeks. Past experiences demonstrate that a developer and his engineer have to submit a minimum of three proposals after the first submittal before all conditions are met and all requested changes have been made. Submittals for new subdivisions can be processed within a minimum of three months. However, depending upon cooperation from the submitting engineer, it can take up to three years, the maximum time allowed, before a new tract map has to be submitted. This situation imposes additional costs to the developers, which is beyond the control of the City.

It takes an average of two weeks before the plan for a residence can be approved by the City of Clovis Building Department. This average takes into consideration standard plans which have been submitted previously as well as new plans which may require changes. Usually a new plan has to be submitted three times before it meets all building department requirements. Processing periods are not considered a constraint to the production of housing. The City processes residential projects within statutory time frames. The processing period is actually expedited for projects within Specific Plan areas as environmental review has been conducted and standards have been imposed, e.g. exactions and payment schedules, design, etc, for the entire area.

**TABLE 4-32
FEE SCHEDULE COMPARISON**

Action	Clovis	Fresno	County
Major Lot Line Adjustment	\$750 plus \$50 for each lot over 4	\$1,440 + \$100 for each lot over 4	\$745 per lot
Tentative Parcel Map	\$1,500	\$1,900	\$1,510
Tentative Maps Requiring Planning Commission Action	\$5,000 + \$50/lot	\$8,750 + \$66/lot	--
Final Tract Map	\$2,000 + \$40/lot	\$6,650 + \$44/lot	--
Minor Amendments to T.T. Maps	\$1,500	\$1,170	--
Re-Filing of Expired Tract Map	\$2,000 + \$10/lot	\$8,520 + \$15/lot	--
Single Family Rezone Less than 2 acres More than 2 acres	\$2,500 \$3,500	\$4,370 \$5,450	\$2,468
Rezones Other than SFR and P-C-C	\$2,500 + \$50/acre	\$4,370 to \$17,750	\$2,468
P-C-C Rezone, Minor Amendments	\$2,000	--	\$2,468
Conditional Use Permit	\$3,000	\$3,050 to \$14,720	\$2,191
Extension/Amendment	\$2,000	\$3,050	--
Director Review and Approval	\$500	\$610 Residential \$1,035 Other	\$610 Residential \$1,035 Other
SFR Variance All Other Variances	\$1,200 \$3,000	\$1,210 \$3,060	\$1,334 Class I \$2,444 Class II
General Plan Amendment	Consultant Cost + 15%	\$6,880 to \$18,920	--
Ordinance Amendment	\$2,000	\$2,550	--
Site Plan Review 1-4 Units	\$1,500 + \$20/unit	\$2,450 (1 acre)	--
Site Plan Review MFR/PUD	\$3,000 + \$50/unit	\$3,630 (1 - 5 acres)	--
Non-Residential	\$3,000 + \$100/acre	\$3,630 + \$44/acre (more than 5 acres)	--
Second Unit	\$1,500	\$2,820	--
Environmental Assessment (not part of any other application)	\$1,500	--	--
EIR or EA by Consultant	Cost plus 25%	--	--

Costs associated with the permit process may act as a constraint to the development of low-income housing. The City currently does not waive fees for low-income housing. The City may consider consolidation of permit processing where some fees are waived for low-income housing applications.

The City charges fees and assessments that correspond and pay for the cost of processing various types of applications. In addition to City fees and assessments, developers of new dwelling areas are obligated to pay school fees at a rate of \$1.58 per square foot for single family dwellings

and apartment units, along with flood control fees and other special district assessments that will impact the residential projects. Generally, City fees are either associated with the processing of an application or the funding of a proportional share of major facility fees associated with delivery of essential City services such as sewer, water, fire protection, storm water drainage, and parks.

Table 4-33 presents an overview of City fees for an average 1,914 square foot tract home in a medium density subdivision and an average 950 square foot multi-family home. Medium density designation yields four dwelling units per acre with 25 percent of the buildable land set aside for streets, sidewalks, and landscaping. The table can only reflect a fee estimate, since it is not feasible to take all possibilities into consideration. Fees can vary considerably, dependent upon whether or not improvements such as water and sewer lines, streets, curbs, or gutters exist.

Existing street frontage improvement, for instance, will cost the applicant \$11.54 per linear foot; if such improvement does not exist, it has to be put in by the developer. Front footage for sewer and water are being treated in a similar fashion: if already existing, the City charges \$11.70 and \$7.55, respectively; if not existing, they will have to be put in by the developer. If the developer installs off-site improvements, the cost of these are usually added to the cost of the dwelling and passed on to the buyer.

TABLE 4-33 CITY OF CLOVIS DEVELOPMENT FEES FOR TYPICAL SINGLE-FAMILY AND MULTI-FAMILY HOMES		
Type of Fee	Cost Per Unit	
	Multi-Family	Single-Family
BUILDING FEES		
Building Permit	224.50	\$ 453.00
Plan Check (Standard Plan)	60.00	60.00
Plumbing	50.00	110.70
Electrical	39.50	97.39
Mechanical	36.00	72.42
Stron Motion Instrument Fund	3.62	10.71
Microfilm	3.00	3.00
Subtotal	416.62	\$807.22
SCHOOL FEE	(\$1.58 per sq.ft.)	\$3,024.12
ENGINEERING FEES		
Sewer Connection	\$ 72.00	\$ 72.00
Major Facilities - Sewer	1,894	1,894.00
Oversize Sewer	19.50	73.00
Major Facilities - Water	1,215.00	1,215.00
Oversize Water	43.67	163.00
Water Meter and/or Service	565.00	249.00
Major Street System Surcharge	25.00	62.50
Traffic Signal	81.40	203.50
Bridges	41.60	104.00
Community Sanitation Fee	88.00	140.00
Street Fee Administration Charge	--	30.75
Parks and Recreation	534	534.00
Subtotal	\$4,579.17	\$4,740.75
TOTAL	\$4,995.79 + School Fees	\$8,572.09
1. For multi-family project, water meter/service charge is divided by the number of units in project. Source: Clovis Community Development Agency calculation based on: ■ 50-lot single-family subdivision, medium density with 4 du/ac and multiple family 15 du/ac. ■ home with 1,914 square feet living area, 440 square foot garage. ■ \$107,166.61 building valuation.		

While the fees charged by the City add to the cost of housing and therefore are a constraint to the provision of affordable housing, the necessary improvements must be paid for. If fees are not paid, then either these improvements cannot be constructed or their cost must come from other services or increased taxes. The policies of the state in mandating local requirements have specified fees as the method of financing.

Environmental and Infrastructure Constraints

Development of new housing in Clovis will primarily take place in the eastern and northern portions of the City and surrounding Project Area. Generally, these areas currently contain large lot rural residential areas. Development of the three Urban Center Specific Plan Areas entails conversion of vacant and agricultural lands to urbanized uses. These uses will require adequate water, sewer and drainage infrastructure to support the development.

The Fowler Avenue Sewer Line adds 9.79 million gallons per day of capacity to the existing system. The City of Clovis presently depends totally on groundwater as the supply source for domestic water. Withdrawal of groundwater within the Clovis/Fresno Metropolitan Area exceeds the amount replenished to the groundwater by recharge. Generally, water production and quality tends to be optimum along the Dry Creek drainage while other portions of Clovis, and particularly the northeast area, are impacted by fairly shallow underground rock formations which limit water well production. Complete build-out of all the areas within the Clovis Project Area will require Clovis to supplement well water with treated surface water. Flood Plain maps prepared by Federal Emergency Management Assistance indicate that approximately 20 percent of Clovis is within the 100 year flood plain. The City of Clovis operates a storm water system that collects water and deposits it in ponding basins owned by the City or the Fresno Metropolitan Flood Control District. Other flooding problems associated with Pup Creek have been mitigated to a great extent by the expansion of a storm water retention basin at Bullard and Fowler Avenues and the completion of the Pup Creek retention basin.

The City of Clovis has one site designated by the State of California as a toxic site. This site is located in the Herndon-Shepherd Specific Plan and the owner is required to provide for cleanup subject to the State of California regulations. The owners of residentially

designated property near this site may experience complications in obtaining financing for construction loans and long term financing until the toxic issues are resolved.

Major infrastructure improvements including full width streets, water and sewer mains, storm water systems, and some parks are the responsibility of the developer to install with residential development. To facilitate a reasonable repayment system, the City is divided into 3 areas. When improvements are made that benefit other properties, the subdivider is reimbursed from the area fund when other properties in the area are developed.

Redevelopment

The Clovis Community Development Agency (CCDA) was formed in 1981 and Project Area 1 was designated in 1982. The City/Agency recently formed a second project area. Project Area 1 contains approximately 1,200 acres. The Old Town portion of Clovis is at its core. While this project area contains a good mix of land uses, it is made up mostly of older housing and has limited sites for the development of new single family and multiple family units. A second project area contains approximately 424 acres along Herndon Avenue. This project area contains land suitable for the development of new single family homes and also contains older single family units.

The CCDA is required by law to spend 20 percent of its tax increment on low and moderate income housing programs. Due to the depressed nature of Project Area 1, it took several years to build up sufficient funds to undertake any housing programs. Starting in 1988, the CCDA began working to provide for owner occupied, single family homes for low and moderate income families. In 1989, the CCDA initiated a program to assist senior citizens with the maintenance of their homes. Presently, the CCDA is working with the Clovis Unified School District (CUSD), Self Help Enterprises, and Habitat for Humanity to construct new, owner occupied, single family homes. Health and Safety Code Section 3341.3 also requires that a portion of the non-assisted homes constructed in the project areas be available for low and moderate income housing under Redevelopment Law.

Monitoring

There are a number of state, federal, and local programs (CCDA) that allow for financial assistance, loan assistance, and/or density increases for a residential development if the developer offers a certain number of units available to low and moderate income residents. The objective of the City of Clovis/CCDA is to make sure these subsidized units are available for the longest time possible, and that units constructed under these programs continue to serve the individuals and families they were intended to serve, in lieu of being occupied by owners or tenants who can afford market rate units, as well as enforcing Municipal Code mechanisms such as Second Units. To insure compliance with the provisions of various housing assistance agreements, the CCDA needs to develop a monitoring function. Monitoring is required under Section 33334.3 of the Health and Safety Code and state law further makes provisions for the CCDA to fund monitoring as an allowable cost.

Goals and Policies

Goal 1:

A diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Clovis.

Policy 1.1: Maintain a sufficient inventory of developable land at varying densities to accommodate the existing and projected needed housing supplies.

Policy 1.2: Promote the development of compatible mixed-use projects within the Mixed-Use designation that promote and enhance the urban village concept, facilitate the efficient use of public facilities, and support alternative transit modes.

Policy 1.3: Encourage and participate in efforts designed to achieve economies and efficiencies which will facilitate the production of quality, affordable housing.

Policy 1.4: Promote balanced, orderly growth to minimize unnecessary development costs adding to the cost of housing.

Policy 1.5: Encourage residential development that provides a range of housing type options in terms of cost, density, type, and occupancy status, and provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.

Actions:

- Pursue annexation of areas within the Sphere of Influence to provide necessary additional land to accommodate housing needs.
- Review and update Clovis' General Plan periodically to ensure that growth trends are addressed.
- Revise the City's zoning classifications to reflect the General Plan Land Use concept.
- Examine potential funding sources, such as Community Development Block Grants (CDBG), and redevelopment set-aside, for the purchase of land banking sites.
- Support the use of innovative building techniques and construction materials for residential development.
- Prioritize processing of low and moderate income, and senior housing projects.
- Prepare a Mixed-Use Overlay Zone with development density standards which permit residential development up to 43 dwelling units per acre for selected Mixed-Use areas.
- Institute shared parking in Mixed-Use areas through the Mixed-Use Overlay Zone and reduced parking provisions for assisted housing devoted to Low and Very Low income households, and/or seniors in the R-3 and R-3A zones..

Goal 2:

Balance growth between housing production, employment, and provision of services.

Policy 2.1: Direct new housing development to viable communities where essential public facilities can be provided and employment opportunities, educational facilities, and commercial support are available.

Policy 2.2: Provide for adequate infrastructure and services to meet demands generated by residential development.

Policy 2.3: Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit and provide for the development of attractive and functional housing.

Policy 2.4: Require a mixture of diverse housing types and densities in new developments, around the Village Centers and within Mixed-Use areas to enhance their people orientation and diversity.

Policy 2.5: Encourage residential development to be designed to preserve and enhance important environmental resources, maintain important areas as open space, and provide access to alternative transit systems.

Policy 2.6: Manage neighborhood environmental factors such as traffic flow, school locations, parks, and open spaces, and other public uses to stabilize and upgrade neighborhoods and dwellings.

Actions:

- Target opportunity areas based on existing infrastructure and services, employment opportunities and commercial developments, and direct residential development to these areas.
- Require that housing developments pay and/or provide for its share of infrastructure improvements.
- Require the preparation of a specific plan for the three Urban Centers which identify service and infrastructure limitations, and develop programs to remediate service and infrastructure limitations prior to approval.

Goal 3:

Affordable housing for all economic segments of Clovis.

Policy 3.1: Promote a variety of housing opportunities that accommodate the needs of all income levels of the population, and provide opportunities to meet the City's fair share of low- and moderate-income housing.

Policy 3.2: Develop and implement regulatory actions that will advance the production of units affordable to low- and moderate- income households.

Policy 3.3: Support innovative public, private and non-profit efforts in the development of affordable housing, particularly for the special needs groups.

Policy 3.4: Pursue all available forms of private, local, state and federal assistance to support development or purchase/rental of affordable housing.

Policy 3.5: Develop programs addressing the loss of assisted units because of conversion to market rate units or physical deterioration.

Actions:

- Adopt a voluntary inclusionary housing program that establishes affordable (for Very Low, Low and Moderate income) housing objectives for new residential development and provides incentives to the private housing industry in order to achieve these objectives. Condition that 20 percent of multi-family units be set aside for Low income housing opportunities, providing financing is available.
- Adopt a Density Bonus Ordinance pursuant to Government Code Section 65915, which is applicable to the Mixed-Use designation and implemented by the Mixed-Use Overlay Zone, as well as all other General Plan land use designations.
- Continue to permit second units.
- Provide a mechanism for establishment of a non-profit housing corporation to be administered by the Redevelopment Agency.
- Promote research in the areas associated with independent funding for housing programs.
- Support, and if appropriate, provide technical assistance to both public sector and private sector efforts in the development and financing of low- and moderate-income housing.

- Continue cooperation with the Fresno County Housing Authority to provide Section 8 rental units or Section 8 assistance to eligible tenant households.

Goal 4:

To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

Policy 4.1: Every five years monitor the quality of the housing stock to maintain an inventory of all substandard housing units.

Policy 4.2: Provide for the removal of all unsafe, substandard dwellings which cannot be economically repaired.

Policy 4.3: Encourage development of sound new housing on vacant land within existing neighborhoods which have the necessary service infrastructure.

Policy 4.4: Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.

Policy 4.5: Promote public awareness of the need for housing and neighborhood conservation.

Policy 4.6: Support actions which foster and maintain high levels of owner-occupancy, particularly in those neighborhoods in which housing quality is declining.

Policy 4.7: Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.

Policy 4.8: Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.

Policy 4.9: Encourage proper maintenance of essential public services and facilities in residential developments.

Policy 4.10: Encourage available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to insure preservation of the living environment.

Policy 4.11: Facilitate utilization of federal and state programs which can assist lower-income homeowners in properly maintaining their dwelling units.

Actions:

- Maintain a code enforcement program to ensure building safety and integrity of residential neighborhoods.
- Identify substandard housing units in the City and assist homeowners in applying for rehabilitation assistance.
- Make available an inventory of all federal and state programs which can assist lower-income homeowners in rehabilitation efforts to properly maintain their units.
- Continue implementation of the Redevelopment programs in order to improve deteriorating residential neighborhoods in the Redevelopment Project areas.
- Review residential development plan proposals to ensure that new construction is in accordance with design standards that will ensure the safety and integrity of each unit.

Goal 5:

Equal housing opportunity for all residents of Clovis.

Policy 5.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Policy 5.2: Remove regulatory constraints that impede equal opportunity to housing in the City.

Policy 5.3: Assist in the provision of housing for residents with special needs.

Policy 5.4: Encourage housing design standards that promote the accessibility of housing for the elderly and disabled.

Policy 5.5: Encourage and consider supporting local private non-profit groups that address the housing needs of the homeless and other disadvantaged groups.

Actions:

- Work with the Community Housing Leadership Board to develop housing outreach and educational programs informing Clovis residents of fair housing law.
- Consider mitigating development fees for projects providing low income and senior citizen housing.
- Revise existing Municipal Code ordinances as necessary during consistency with General Plan review to ensure that none discriminate against any residential development or emergency shelter because of method of financing, race, sex, religion, national origin, marital status, or disability of its owners or intended occupants.
- Provide referral services to community organizations and service providers that address special needs groups.
- Allow transitional facilities in high density residential portions of Mixed-Use areas and emergency shelters in commercial and industrial areas. Development of these facilities will be subject to discretionary approval.
- Encourage owners of active agricultural land to provide temporary housing for migrant farmworkers.
- Review and revise City development standards to ensure consistency with the General Plan and to facilitate high-quality housing for Low and Moderate income households.

Goal 6:

To promote energy conservation activities in all neighborhoods.

Policy 6.1: Comply with all adopted Federal and State actions to promote energy conservation.

Policy 6.2: Promote public awareness of the need for energy conservation.

Policy 6.3: Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 6.4: Encourage maximum utilization of federal and state programs which assist homeowners in providing energy conservation measures.

Goal 7:

Coordination among agencies that address housing issues.

Policy 7.1: Coordinate with governmental agencies responsible for the administration of state and federal housing programs.

Policy 7.2: Comply with all adopted Federal and State actions which will create a positive, stable climate for housing production.

Policy 7.3: Where appropriate, facilitate the use of federal or state programs which can assist in development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.

Actions:

- Devote resources towards the maintenance of City staff on updating housing issues, legislative requirements and federal, state and local housing assistance programs.

- Monitor the introduction of state and federal housing programs and evaluate the potential usefulness of these programs to Clovis residents.
- Coordinate planning and growth projections with Fresno County governmental agencies and the Fresno County Housing Authority.

Housing Plan

The Housing Action Plan identifies specific actions that the City will take in implementing the goals and policies of this element. Pursuant to State Law, the Housing Action Plan for Clovis must be designed to accomplish the following:

- Provide adequate sites to achieve a variety and diversity of housing.
- Facilitate the development of affordable housing.
- Address, and if necessary, remove governmental constraints.
- Conserve and improve existing affordable housing stock.
- Promote equal housing opportunity.

The Housing Action Plan programs are organized according to the above issue areas. Included in each program is a description of its primary components and a planning period objective; more focused discussion is provided where the City of Clovis has experience with a particular program.

The planning period objective establishes a benchmark against which program implementation efforts for each of the housing programs can be measured. In some cases, this objective is simply a continuation of current implementation efforts. However, a number of new objectives are provided in conjunction with new housing programs.

A Housing Plan Summary Table 4-34 follows the programmatic descriptions. The matrix summarizes the intent of each program and identifies its objective, funding source, agency responsible for implementation and time frame. This format provides a quick reference for document users, and facilitates evaluation of the Housing Action Plan for the next Housing Element cycle which shall take place in the period of 1996 to 2001.

Provision of Adequate Housing Sites

The provision of adequate housing sites is central to satisfying the housing need of all segments of the community. The City of Clovis must provide adequate sites for the construction of 2,920 housing units through 1996 as determined by the Council of Fresno County Governments Regional Housing Needs Plan 1990. The provision of adequate sites is a key function of the Land Use Element and the Municipal Code.

Land Use Element/Zoning Regulations

The Land Use Element of the General Plan and the Municipal Code provide the planning and regulatory framework for potential development of adequate sites. A variety of residential development is possible in the City, ranging in average density from .5 units per acre for lands designated Rural Residential to a targeted 25 units per acre in the High Density and Mixed-Use categories with potential for up to 43 dwelling units per acre under the Mixed-Use Overlay Zone for specified Mixed-Use areas. If the density bonus concept is utilized, greater residential densities may be achieved.

The General Plan establishes land reserved for residential growth. These acreages include vacant and undeveloped lands presently within the City of Clovis that are adjacent to or within a reasonable distance from public sewer, water and street systems. In addition, the General Plan establishes land use designations for future development of lands currently outside of its 1992 Sphere of Influence, within the General Plan Study Area. The City will encourage in-fill development. Unincorporated lands within the 1992 Sphere of Influence for which specific plans have been prepared and land is designated for a variety of residential densities and types, or lands proposed as Urban Centers, for which a specific plan will be required for implementation also delineate a mix of residential land use potential. These areas will be redesignated and zoned to urban residential classifications upon annexation to Clovis. (It is important to note that present City/County policy encourages urban development to take place within cities where urban services and facilities are available. The County's Urban Referral Policy requires that all development requests within 1/2 mile of the City's fringe be referred to the City for annexation).

Fresno County holds unincorporated land within the City's 1992 Sphere of Influence and Study Area in reserve, zoning it primarily as Limited Agriculture. This zoning designation keeps the land in parcel sizes which can accommodate future urbanization and precludes the development of uses incompatible with urban development. These reserve areas constitute the major inventory of the City's sites for future housing and must be annexed to the City for development.

As described in the Land Use Inventory Section, the Clovis General Plan provides for an increase of 37,334 dwelling units under General Plan buildout of the entire Project Area in 2030. This is more than adequate capacity to fulfill the City's regional housing needs. However, due to the long term nature of the buildout for the entire Project Area, only land within the City and its 1992 Sphere of Influence is used to determine available land resources for the five year Housing Plan. Within the City's current urban limits, an estimated 4,574 dwelling units could be accommodated as a result of development of 996 vacant gross residential acreage calculated on average target densities. Of these units, approximately 1,081 to 1,278 dwelling units can be accommodated within the proposed Mixed-Use designation, through development of vacant non-residential gross acreage.

The City has a remaining vacant land capacity for 60 acres at densities targeted at 25 units per acre in the High Density Residential and Mixed-Use categories, which offer potential sites for Very Low and Low income residential projects. Based on an average density of 17.1 DU/AC for areas designated as High Density, 1,027 units could be achieved. At the higher end of the density range, up to 25 dwelling units per acre, up to 1,500 dwelling units could be provided. Additional development opportunity exists within selected Mixed Use areas for site capacity potential up to 43 du/ac under the Mixed-Use Overlay Zone. This would provide up to 18 additional units per acre. The City will strive to ensure that the acreage, and resulting units are developed at densities sufficient to assist in the fulfillment of Very Low and Low income needs. A 25 percent density bonus or equivalent financial value is proposed to be given to any residential developer who agrees to make 25 percent of the proposed units affordable to households at 80 percent of the median income (Low category) or 10 percent of the units affordable to households at 50 percent of the median income (Very Low).

Historically, multi-family developments have been built at the maximum densities allowed within the corresponding zone. The consistent pattern in the City for properties zoned R-2 (which correlates to the Medium High residential General Plan designation) is that multi-family projects are approved and built at the maximum density allowed, at 15 du/ac. Analysis of the monthly rents for these projects indicates that over half of the units are considered affordable to a family of four within the HUD limits for the Low income category. The majority of the remaining units exceed the maximum affordable rent by \$17.00. As the City also proposes to condition multi-family developments in the R-2 zone to set aside 20 percent of units for Low income households, subject to funding availability. A proportion of 20 percent of the vacant acreage designated Medium High Density residential has been allocated toward meeting Low income housing needs. Up to 255 dwelling units within the Medium High residential designation can be accommodated to meet Low income housing needs.

Given the gap in affordability in Clovis, the City and the CCDA will need to further assist in the development of affordable housing through programs set forth in the Housing Element, including rental assistance, density bonus, utilization of CDBG funds, and 20 percent Redevelopment Agency housing set-aside funds. The City is currently planning to conduct an Affordability Gap Analysis to better identify where resources are most needed and what resources will be sought and utilized. In addition to increased acreage and densities to provide affordability, Very Low-income units are also provided through the use of Section 8 Certificates/Vouchers and other Federal, State and County rental assistance programs.

The Municipal Code can provide regulatory incentives for development of Low and Moderate income housing. Density is considered a necessary component in providing for affordable housing. The Municipal Code will be amended, as part of the General Plan Action program, to reflect the Land Use designations of the General Plan, and to include a Mixed-Use Overlay Zone to implement the Mixed-Use land use designation through the requirement of a specific plan or development plan. Application of a density bonus in all residential designations, with particular emphasis in the High Density residential and Mixed-Use areas is proposed.

Sites for Emergency and Transitional Shelters

The homeless population refers to persons lacking consistent and adequate shelter. Homeless persons can be considered resident (those remaining in the area year-round) or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short term solution to homelessness and involve limited supplemental services. Transitional shelters, in contrast, are directed at removing the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling to assist in the transition to self-sufficiency.

Community Development Block Grant Program (CDBG)

Through the CDBG program, HUD provides funds to local governments for funding a range of community development activities. CDBG funds are subject to certain restrictions and cannot be used for new construction of housing, but can be used for rehabilitation and acquisition of existing housing and land. Clovis' CDBG funds are currently administered through Fresno County, per Federal requirements, as part of the Urban County Joint Powers Agreement. The City receives an allocation of funds from the County based on the same formula that the County receives funds from HUD. The City has the option of becoming an entitlement jurisdiction in June 1993, and would then administer CDBG funds directly. The allocation of funds may then be based on a different formula from the current allocation as part of an Urban County. The City will prepare a feasibility study to determine whether or not it will become an entitlement city following the receipt of the HUD notice which identifies Clovis' CDBG allocation as an entitlement city in June 1993. The determination will then be made to either renew the joint powers agreement with Fresno County as an Urban County, or to become an entitlement city. Until that time, the City will continue to participate in all programs available through the Urban County agreement.

The City has received \$4.6 million of CDBG funds since 1975, when it first entered into the joint powers Urban County agreement with Fresno County, and other cities in the region. In 1993, the City's allocation is expected to be \$497,996. The City has historically used CDBG funds for non-housing specific uses, including public works improvements, public facilities, street

improvements, and other on- and off-site public facilities type improvements which improve the older neighborhoods of the City. During Fiscal Year 1992-93, the City received \$225,000 in CDBG funds. The City will consider the use of CDBG funds for rehabilitation of single-family, multi-family and mobile homes, and the acquisition of property for the development of affordable housing.

Landbanking

Landbanking is the acquisition of land by public agencies in anticipation of future development. This technique serves as a hedge against speculation and inflation as it secures land for affordable housing, until further resources are available for their development. Where development of the land is not feasible, the local agency can sell the land at market rate, and capture the increase in value for such public uses, i.e. promote low- and moderate- income housing in the community.

Landbanking can be conducted with undeveloped or developed property. Sites containing dilapidated units that should be cleared for public safety reasons are particularly well suited for land banking, as it allows for the maximization of uses within existing residential neighborhoods. Careful planning of land banking activities throughout the City prevents the concentration of low-income housing in any one area. Local revenues and Community Development Block Grant funds can be used in landbanking programs. Other sources include the CCDA Low and Moderate Income Program, developer fees, and the California Department of Housing and Community Development land purchasing fund. Restrictions on use, resale and development, can be built into development conditions in the disposition or development of the property.

Density Bonus Ordinance

Pursuant to State Law, if a developer allocates: at least 20 percent of new residential units for lower-income households; 10 percent of the units for very low-income households; or 50 percent of the units for senior citizens, the City must either a) grant a density bonus of 25 percent in addition to one regulatory concession or b) provide financially equivalent incentives. The minimum reservation period for density bonus units is 10 years.

The City of Clovis will begin to offer density bonuses of at least 25 percent or more to builders who meet the minimum reservation period, although longer reservation periods will be sought. In addition, the City will give priority growth allotment processing to projects qualifying for the density bonus, as well as encourage the use of density bonus provisions to develop rental units with three or more bedrooms.

Action Plan:

1. Accommodate the City's regional fair share of housing need as determined by the Fresno Regional Housing Needs Plan, at 2,920 units, revised to 2,876 to reflect recent accomplishments in the provision of Very Low and Low-income housing, through 1996. The breakdown of future housing units by household income group is as follows: 1003 Very Low; 577 Low; 505 Moderate; and 800 Above Moderate.
2. The City will actively pursue annexation of reserve areas within the 1992 City's Sphere of Influence to provide land necessary to accommodate housing needs as the demand occurs between 1993 and 1996 for a potential of 5,941 to 6,277 dwelling units.
3. The City will participate in a regional GIS with the City of Fresno, Fresno County, and the Regional Council of Fresno County Governments.
4. The City will revise the Municipal Code to ensure consistency with the General Plan Land Use Plan, and to establish a Mixed-Use Overlay Zone.
5. Require an affordable housing program to be adopted as part of the development plans for Mixed-Use projects where residential uses are stipulated according to the Mixed-Use Matrix; within the Medium High Density designation with R-2 zoning, subject to funding; within PUDs; and for the three Urban Center Specific Plan areas, requiring that a proportion of all units approved for any mixed-use area permitting residential or specific plan (residential) be affordable for Very Low and Low income households. The City will study the issue of in-lieu fees or a similar program for development of affordable units, and development standards for such a fee if judged appropriate.
6. Continue to maintain the City's Mobile Home Park District under the conditions specified in Municipal Code section 9-3.211.1 and, if received, process conditional use permit applications for manufactured homes.
7. The City of Clovis will determine whether it will become an Entitlement City for the use of Community Development Block Grant funds when their Urban County Contract expires with Fresno County in June 1993. A Feasibility Study will be prepared when HUD identifies Clovis' allocation as an entitlement city for FY 1993-94. Under the current Urban County agreement, up to \$500,000 funds annually are anticipated. The City needs to consider if the funds will be used for the purchase of sites for housing to be landbanked or used for the development or rehabilitation of assisted housing, among other activities. If the CDBG housing funds are not used for landbanking they would most likely be used to fund rehabilitation of residential units in target areas within the City and/or to finance public improvements.
8. The City of Clovis will utilize the existing Redevelopment Agency. The Redevelopment Agency Low/Moderate Income Housing Program will have approximately \$795,000 annually to spend on housing programs. It will continue its new construction program which provides housing opportunities for low- and moderate-income families and promotes urban in-fill. The Agency will also continue its neighborhood improvement programs which assist very low- and low-income households in maintaining their homes.
9. The City of Clovis will amend the Municipal Code to provide a designation for homeless shelters in C-2 and transitional housing in the R-3 zone in the community.
10. The City will incorporate a density bonus provision into the Municipal Code. Provisions will be included to ensure affordability of bonus units.
11. The City of Clovis will continue to update the Land Use Element of the General Plan and to use specific plans to insure that sufficient land area is provided to meet future residential needs through 1996.

12. Request that the County of Fresno notice the City of Clovis of any proposed development activities within Clovis' 1992 Sphere of Influence and General Plan Project Area. When sites are identified which the General Plan identifies as suitable for provision of low and moderate income housing opportunities, the City will discuss the implementation of the State, County and City housing objectives for affordable housing to be incorporated into the development plans.

Provision for Very Low-, Low-, and Moderate-Income Housing

The high correlation between income deficiencies and housing problems (affordability and maintenance) indicates the need to develop the means to assist low- and moderate-income households with their housing needs. Although government subsidized housing programs will continue to be instrumental in improving the living conditions of those households, other actions are also essential to deal with these needs.

In addition to the challenge of meeting current housing needs, provision must also be made to satisfy the housing needs of the future population. Production is primarily dependent upon the ability of households to afford to pay monthly for housing. Unless the economic profile of the future population is significantly different from the current regional population, it is reasonable to expect that many of the newly-formed households will have deficient incomes. As in the past, these low income families will, in many cases, be unable to satisfy their housing needs through the normal housing market, making government assisted housing programs essential and supporting the need for economic development activities which produce new jobs.

In the past 30 years, private industry has been unable to produce affordable housing for the very low-income family. Current trends indicate that other segments of the housing market may present similar problems in the future. Evidence indicates that low- and moderate-income families are finding it increasingly difficult to satisfy their housing needs in today's market. Since 1970, it is estimated that the rates of increase in rental costs and sales prices for housing have been twice as great as the increase in median income. Should the income-to-cost disparities continue to increase in the

years ahead, the ability of the housing industry to produce affordable housing for this large segment of Clovis' population may be further diminished.

Although state and local governments, as well as private industry, have important roles in the provision of assisted housing, federal funding of existing and/or new housing programs is essential to the provision of assisted housing, for very low-, low- and moderate-income households. Without that resource, the ability of local government to address the housing needs of these income groups is reduced. In the past several years the availability of funding through the federal government has diminished significantly and local government is facing a situation in the near future where there may be no resources at all to assist the very low and low-income groups.

Local governments will need to address a number of specific concerns which may prove critical to meeting future housing needs, especially if housing costs continue to increase at current rates. As housing costs rise, future housing needs will increasingly be translated into a greater demand for less costly housing types like multiple-family units and mobile homes. While existing community plans provide for a full range of housing types and densities, future decisions regarding public improvements, zoning, and development standards will determine the extent to which multiple-family housing and mobile homes will be successfully utilized in meeting anticipated housing needs.

Housing assistance provided by federal and state programs falls into two categories: assistance to homeowners and assistance to renters. Within each of these categories, programs address either construction of new housing units or use of existing units. Some programs assist the individual or family, while others assist the owner or developer.

The Housing Authority of the County of Fresno administers most of the programs providing low-rent housing in the region. The Fresno Housing Authority is an independent entity created by State law. The City may adopt a resolution to appoint a Housing Authority to operate within their jurisdiction. The Housing Authority does not create programs and funding - it is a legal structure under which cities and their developers may apply for funding for a number of housing programs. The City has not entered into a contract with the Housing Authority and therefore is only eligible for

Federal Section 8 funding through the Housing Authority. However, the City is considering the establishment of its own Housing Authority in order to be eligible for federal and state funding programs, as well as create the potential for affordable housing programs and development. A Feasibility Study will be prepared to determine establishment of a City Housing Authority by the start of FY 1994-95, or to adopt a resolution to appoint the Fresno Housing Authority to operate as administrator for available programs in Clovis' jurisdiction. The Housing Authority of the County of Fresno operates 1,934 units of conventional low-rent housing, and 3,267 units under the Section 8 Existing Housing Program in Fresno County. In addition, the Housing Authority operates 34 units of permanent farm-labor housing and 180 units of migrant farm labor housing.

Currently there are no federally subsidized low rent housing projects in the City of Clovis. There are three projects in the City with Multiple Mortgage Revenue Family Bond subsidized low-rent housing (refer to Page 4-52, Assisted Units at Risk of Conversion). Two bonds have been issued by the City, one bond through Fresno County. Approximately 88 Section 8 Certificates issued by the Fresno County Housing Authority are being used in Clovis. The following programs offer funding sources which are either currently implemented or which offer potential for provision of low- and moderate-income housing in the City.

Mortgage Revenue Bonds

Mortgage Revenue Bonds are issued by local government, housing authorities, redevelopment agencies, and other state agencies, to support the development of owner and rental multiple family or single-family housing for low-and moderate-income households. Proceeds from the sale of bonds reduce the interest rates or mortgages for both the homebuyer and the developer of rental properties. The latter must assure that the rents will remain affordable for a specific period of time.

Mortgage Revenue Bonds for single family housing are issued to finance the purchase or rehabilitation of owner-occupied units. Proceeds from the bond sales are used to make mortgage or rehabilitation loans to qualified low-and moderate-income buyers. The bonds enable the issuer to offer low-interest loans, thereby increasing ownership opportunities for households who

have difficulties in obtaining traditional financing. The bonds are serviced and repaid from the property owner's mortgage payments. The City has not issued any bond financing under the Single Family Mortgage Revenue Bond Program.

Multi-family Mortgage Revenue Bonds are used to finance construction and mortgage loans, as well as capital improvements for multi-family housing. Federal law requires 20 percent of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80 percent of the median household income for the County. Additional State requirements regarding set-aside units are imposed on the project. Due to recent low interest rates, the program has not been widely used, and currently there are no funds available for MRB Single Family Bonds. The program may serve as a resource in the future if interest rates increase and funding is extended.

Since 1985, Fresno County has issued \$38,560,489 in bond financing under the Multifamily Tax Exempt Revenue Bond program. This financing has provided development assistance for 1,034 multi-family units in Fresno County. Creek Park Apartments, (also referred to as Dry Creek Village Apartments under The Use of Housing Bonds publication), located in Clovis, received this form of financing. Conditions of the bond require that 20% of the units be set aside for households with incomes which do not exceed 50 percent of the median household income as determined by HUD. The City of Clovis also maintains a Mortgage Revenue Bond Program under which two projects, Sierra Ridge and Cottonwood Creek Apartments, were constructed utilizing this financing mechanism. These two projects provide a total of 330 units, of which 66 are targeted for lower income households.

Section 8 Rental Assistance Payments/Housing Certificates

The Section 8 program provides rental assistance to low- and moderate-income families, elderly, and disabled persons who spend more than 30 percent of their monthly income on rent. The subsidy represents the difference between the excess of 30 percent of the recipients' monthly income and the federally approved fair market rents (FMR). In general, the FMR for an area is the amount that would be needed to rent privately owned, decent, safe and sanitary rental housing. Section 8 assistance is available in the following forms:

■ **Section 8 Existing Housing Certificate Program -**

Under the certificate program, the landowner enters into a contract with the local Housing Authority which establishes limits for the rent which will be subsidized for the Very Low income unit to the FMR. Eligible tenants must pay the highest of either 30 percent of adjusted income, 10 percent of gross income, or the portion of welfare assistance designated for housing. Housing subsidized through this program must meet standards of safety and sanitation established by HUD.

■ **Section 8 Existing Housing Voucher Program -**

This program is similar to the Certificate Program, however, rent for the units are not restricted. The tenant instead must pay the difference between the FMR standard and the actual rent.

■ **Section 8 Moderate Rehabilitation -** Designed to preserve the existing housing rental stock, this program guarantees Section 8 payments for eligible tenants of landlords who agree to rehabilitate their properties to meet HUD safety and sanitation standards. The program does not provide financing for rehabilitation, and the units must be placed under the Section 8 Program for 15 years.

■ **Section 8 Rental Rehabilitation -** Landlords receive a matching grant from CDBG funds to rehabilitate substandard units. In return, the units must be placed under the Section 8 Program for at least one year, and the rents must be in accordance with the FMRs.

The Fresno County Housing Authority administers the Section 8 Voucher Program for Fresno County, including Clovis. The demand for Section 8 assistance is high in Fresno County. In 1991-92, the Housing Authority received 100 additional vouchers, for a total of 899 vouchers countywide, with an additional 100 allocated in 1992-1993. However, the Housing Authority has received 25,000 applications for these certificates. When the Housing Authority announced it would accept applications in September 1991, more than 3,500 applications were received in the first week. According to the Housing Authority, approximately 88 households in Clovis receive Section 8 assistance for rental vouchers. Of these, 26 are redeemed at the Creek Park Village Apartments. The remainder are redeemed at rental units throughout the City.

The City cannot directly influence the number of Section 8 vouchers available to residents, however the City should support efforts of the Housing Authority to obtain additional funding from HUD to provide subsidies. The City can also encourage property owners to participate in the various Section 8 programs. Of particular value are the Section 8 programs that provide funding to property owners for rehabilitation in exchange for agreements to place these units under the Section 8 program for a specified time period.

Equity Sharing

Equity sharing allows lower income households to purchase a home by sharing the cost of home ownership with an investor-sponsor. The investor and occupant combine resources for the down payment and subsequent house payments. The equity earned from appreciation of the unit is split between the occupant and the investor/sponsor, according to a pre-arranged agreement.

This program is flexible and can be tailored to the individual needs of investors and occupants. Current investors in the equity sharing programs include the Department of Housing and Community Development, local government, private developers and lenders, and non-profit agencies. Shared equity is used by the City as a tool in the provision of new owner-occupied housing opportunities.

Section 202 Elderly or Handicapped Housing

Under this federally administered program, direct loans are made to eligible, private nonprofit sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100 percent of the units for handicapped persons has also recently been made available.

Private, nonprofit sponsors may qualify for Section 202 financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped person between the ages of 18 and 62, are eligible to live in these units. There are currently no Section 202 projects in the City. This program may be applicable to the 100 senior units proposed in the Herndon-Shepard Specific Plan.

Accessory Units

A second, or accessory unit as it is called in Clovis, is a self-contained living unit that may be either attached or detached from the primary residential unit. Both the primary and the second units are located on a single lot. The unit has eating, sleeping and full sanitation facilities. Development of second units provides additional housing opportunities in the City without requiring the use of additional lands. The development of second units makes use of underutilized, developed areas and can be an important component in providing affordable housing in the City.

Government Code Section 65852.2 requires that local government take one of three actions regarding second units: 1) adopt an ordinance allowing second units in single and multi-family zoning districts; 2) adopt an ordinance prohibiting second units provided certain findings are made; or 3) allow second units under specific conditions provided in State Law.

The City of Clovis provides for accessory units as listed in Item 3 above, and establishes requirements for the issuance of a special permit under Municipal Code Section 9-3.317. Second units are permitted in the City under special conditions which stipulate that the accessory unit be attached to the primary residence, and shall be exclusively used for the residence of a maximum of two family members. The accessory unit shall be designed to maintain the appearance of one residence, as feasible. Three off-street parking spaces must be available for the primary residence and accessory unit. A condition of the permit is that the accessory unit may not be rented or inhabited by anyone other than relatives of the residents of the primary unit. These accessory units primarily serve to augment resources for senior housing. If the principal unit is sold, the purchaser must re-apply for a use permit. However, enforcement of the non-rental status may be difficult, once a permit is obtained, and constrains the potential supply of affordable housing to any resident of the City other than relations of the principal homeowner.

Mortgage Credit Certificate Program

Under the Mortgage Credit Certificate (MCC) Program, first-time homebuyers receive a tax credit based on a percentage of the interest paid on their mortgage. This tax credit allows the buyer to qualify more easily for home loans as it increases the effective income of the

buyer. Under federal legislation, 20 percent of the funds must be set-aside for buyers with incomes between 75 and 80 percent of the County median income.

The MCC program is administered Countywide by the Fresno Housing Authority. The program is administered by the Housing Authority in conjunction with local participating lenders through the California Debt Limit Allocation Authority. Potential first-time homebuyers are pre-qualified by the participant lender, and if they meet the program requirements, an application is submitted to the MCC program administrator. The City currently may be eligible for this program although presently there is no funding available. It is anticipated that funding eligibility may be extended into 1993-94. If funds become available, and the City forms its own Housing Authority, it could commit up to 20 million dollars bond allocation funds, 22 million dollars in mortgage debt authority or 25 million dollars bond allocation in new construction. Utilizing the conversion for MRBs, and estimating that 20 percent of the allocation would be approved, it is estimated that 50 homebuyers could be assisted in the City over the 1993-96 period, assuming a determination of Housing Authority status is made at the start of the 1993-1994 FY, and presuming that funding eligibility is continued into 1993-94. The City would need to use local funds to cover administrative costs.

MCC funds are generated under the Mortgage Revenue Bond (MRB) allocation. Under the Tax Reform Act of 1984, state and local governments were permitted to exchange some or all of their authority to issue Mortgage Revenue Bonds (MRBs), for the authority to issue MCCs. For every dollar of MRB allocation, the City can exchange 25 percent of their MRB's for MCC's.

Non-Profit Foundations

The National Farmworker Service Center is a non-profit organization that has been utilizing a number of funding sources, including foundations to construct low and moderate income housing. They have constructed three projects in Fresno County. No projects have been developed in Clovis, although over 1,000 single and multi-family units are planned in the next five years with undetermined locations.

The City currently works with two non-profit organizations. Three homes of approximately 1,100 square feet were completed in cooperation with Habitat for Humanity, a non-profit organization up to 1992, which are targeted to households with incomes which are 60 percent or below the median County income. The City, in conjunction with Self Help Enterprises, completed 10 single family homes targeted for households below 80 percent of the County median. Tax increment financing was used to write down land costs for this project. Self Help Enterprises is planning for the construction of 25 dwelling units, in multiple phases, for households falling under 80% of the median income.

The City is considering establishing its own non-profit organization.

HOME Program

The HOME Program is a federal program. Funds are available to Urban Counties and entitlement cities. Fresno County received \$1.549 million allocation in 1992, and will receive \$1.025 million in 1993. This allocation may be increased. The funds are targeted to use for rehabilitation, new construction, tenant based rental assistance, acquisition of land and structures. As Clovis is currently participating with Fresno County as part of an Urban County, the City cannot apply directly to HUD for funding. The City of Clovis, while it remains within the Urban County Agreement, must publicize programs and eligibility of funds for potential applicants. The applicants apply directly to the City for funds. The City then submits the applications to the County for determination of eligibility. Funding is allocated from the Fresno County "pool" of money. The City intends to pursue these with local developers who have expressed interest in undertaking affordable housing programs, and is considering using the HOME Program for construction of new units. A 30 percent local match is required for new construction funds, of which CCDA redevelopment set-aside would most likely be the primary resource.

If the City becomes an entitlement City in FY 1993-94, the City would then apply directly to HUD for funding. As resources are limited for this program, and the City would be placed in a competitive position for allocation from HUD with Fresno County and the City of Fresno,

it is possible, as an entitlement city, the allocation might be more limited than what Fresno County currently appropriates to Clovis on the basis of applicant eligibility.

California Housing Finance Agency

CHFA had three single family programs for mostly moderate and middle income homebuyers. Each provides permanent mortgage financing for first time homebuyers generally at below market interest rates. Only a 5% down payment is required. One of the programs provides a deferred second loan to pay for closing costs and/or to reduce the monthly principal and interest payments. Another allows sweat equity to replace the down payment.

Builders and developers apply for CHFA financing through participating mortgage lenders. Loans are available for previously owned properties. The CHFA programs are important programs in Clovis, as the housing prices are still affordable. This is not true in other parts of California.

Low Income Housing Tax Credit (LIHTC) Program

This program provides for federal tax credits for private developers and investors which agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. A minimum of 20 percent of the units must be made available to families whose income is less than 50 percent of the County median or 40 percent of the units must be made available to families whose income is up to 80 percent of the median.

Developers and investors must apply for an allocation of housing units from the State Allocation Committee administered by the Department of Finance. While the program is beneficial in adding low income housing units to the local housing stock, the Statewide allocations are limited under this program and the application process is expensive for the developer. There are two potential concerns with this program. First, annual allocations may be reduced or the program phased out. Second, single resident and elderly rental projects are not competitive based on the State's selection criteria. The City will remain informed about this program and will make the benefits of this program known to developers and investors.

Supportive Housing for Elderly Persons

This program provides* capital advances for the construction and/or rehabilitation of housing for the elderly. Only private, non-profit organizations and consumer operatives may apply for the capital advances as sponsors. The grant can also provide rental assistance to cover the difference between the HUD-approved operating cost per unit and the amount the resident pays. Occupancy is limited to very low-income elderly persons 62 years of age and over.

Action Plan - Assistance to Homeowners

1. The City of Clovis, through the Clovis Community Development Agency, will continue its programs assisting low- and moderate-income households to become homeowners. The Agency will continue its partnership with the Clovis Unified School District to build at least one house per year to be sold to an eligible low/moderate income family. The Agency will also continue to work with non-profit organizations to build houses in Clovis to be sold to eligible households.

To assist with these programs the Agency may write down land costs, provide assistance with off-site improvements or development fees, search for and acquire sites, or provide other forms of subsidies.

2. The City of Clovis and Clovis Community Development Agency will work with private developers on projects, including urban in-fill projects which will provide low- and moderate-income housing opportunities. The Agency's participation may include write down land costs, provide assistance with off-site improvements or development fees, search for, and acquire sites, and provide other forms of subsidies.
3. Enter into an authorization with the Fresno Housing Authority as the administrator in securing tax exempt Mortgage Credit Certificate financing or apply directly to the CDLAA for eligibility under the City's Housing Authority in 1994, if funds are available. The objective is to provide assistance to 50 first-time homebuyers between 1994-96 through the MCC program as conditions merit.

4. Maintain the Accessory Unit Ordinance as part of the Municipal Code. The Accessory Unit Ordinance shall permit second units on residential lots zoned for single and multifamily residential use. Amend the Ordinance to include incentives for development of second units intended for occupancy by persons over the age of 62.
5. Monitor the Single Family Mortgage Revenue Bond Program and advertise its availability if funding becomes available along with the existing Multi-family Revenue Bond program. Determine the demand for this financing technique and apply for these funds as necessary through the State Department of Housing and Community Development. This program is not calculated in the Quantified Objectives Section.
6. The City will establish a program to work with local non-profit groups to offer shared equity programs as an option for low- and moderate-income households. The objective is 10 shared equity housing purchases.
7. Provide support to the California Housing Finance Agency (CHFA) program used for the construction of new owner occupied units under the CCDA in conjunction with non-profits or private developers.
8. As part of the Urban County, or as an entitlement city, the City will assist a private developer in participating in the HOME program for new construction and acquisition of sites for single family homes affordable to low and moderate income households.

Action Plan - Assistance to Renters

1. The City of Clovis will work with and assist those developers who are willing to provide very low-income and low-income rental housing. The City of Clovis will take all actions necessary to expedite processing and approvals for such projects.
2. As part of the Urban County, or as an entitlement city, the City will assist a private developer in participating in the HUD HOME Program for funding of construction or rental assistance for multifamily projects.

3. The City will assist private developers (through education about the program and technical application assistance) in participating in the Multiple Family Housing Revenue Bond Program. The date of the bond sale depends on the date when an eligible projects is determined.
4. The City will prepare a Feasibility Study to determine costs/benefits to the City to create its own Housing Authority as compared to authorizing the Fresno County Housing Authority to administer programs in Clovis' jurisdiction by the end of FY 1992-93. The City will establish its Housing Authority by FY 1993-94, or adopt a resolution to appoint the Fresno Housing Authority as the administrator.
5. The City will sponsor workshops in conjunction with the Housing Authority to inform rental property owners, landlords, and property managers about the benefits of participating in the Section 8 program. Support efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the various Section 8 programs.
6. The City will investigate the feasibility of establishing a non-profit corporation to assist in the establishment of non-market rate rental housing.
7. The City will support and participate in any additional rental housing programs such as the Low Income Tax-Credit Program and the Supportive Housing for Elderly Persons Program which are intended to provide non-market rate housing in market rate rental projects.
9. The City of Clovis will encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and the handicapped and will take all actions necessary to expedite processing and approval of such projects.

In addition, should funding become available, the City will facilitate the project by participating in locating appropriate sites and will consider the use of the Community Development Block Grant allocation and/or other available resources to either write down the cost of the site or fund infrastructure improvements.

Housing Rehabilitation and Conservation

Although the assessment of current housing needs indicates that the majority of Clovis' population is adequately housed, it also clearly illustrates that a certain segment of Clovis households are currently experiencing housing quality problems. Based on the inventory of substandard housing, more than 1,526 families within Clovis are currently living in housing that needs some repair or rehabilitation.

Part of this problem stems from the fact that many of these dwellings were built prior to local building codes and planning regulation. Many were constructed without proper safety features or were located in areas subject to natural hazards. In other cases, lack of planning permitted development of housing without supportive services and facilities. In some of Clovis' low income neighborhoods lumber seconds and scraps from the lumber mill were used to construct inexpensive homes. Consequently, the quality and desirability of many of these dwellings diminished rapidly and today they represent a large portion of Clovis' substandard housing stock.

In addition, housing conservation is necessary to protect the stock of affordable housing units for very low-, low-, and moderate-income households, from being converted to other uses not benefitting lower income groups (i. e. commercial and industrial uses or housing for higher income groups). At the present time, Clovis has approximately 180 residential units located on property that is zoned or planned for commercial or mixed uses. In addition to residential units on potential commercial sites, another 86 units would most likely be removed as a result of new development in the northern and eastern portions of Clovis. While some of the residential units now located in growth areas are in good condition, the actual location of the units on the land and street orientation of the units often precludes retention of these homes.

Residential units located on a property designated for commercial or mixed-use generally fall into four areas; Herndon Avenue Business Corridor, Clovis Corridor, Old Town Area, and Shaw Avenue. Generally, homes in the Herndon Avenue, Clovis Avenue, and Old Town areas are substantially older and a good deal of the useful life of these units are expended. While these units are old (50+ years), and in varying states of repair,

they typically provide housing in the form of medium to larger sized single family dwellings in a rental range that is more affordable to low income families.

Homes in the northern and eastern portions of Clovis, in areas now undergoing new subdivision activity, tend to be newer (25-30+ years), and are proportionately in better condition than many older homes in commercial portions of Clovis. While older units on the peripheral edge of the community will be replaced with new homes, these homes typically sell well above the price range targeted for affordable housing or if rented after sale, will rent for substantially more than homes removed to facilitate the subdivision.

The actual loss of single family units due to commercial and mixed-use growth during the next five years is difficult to gauge. Loss of existing single family units to residential growth is easier to measure from a historical perspective. In the five years from 1986 to 1990, development activity in Clovis resulted in a loss of 62 units. Commercial units are typically located on smaller lots, and in many cases the value of the unit as a residential rental unit may, in the short run, exceed the value of the site as commercial property until the market area develops. The potential for losses due to the development of commercial markets for the four areas varies. The following is a brief forecast of the potential for commercial development in each of the four areas.

Herndon Corridor

This area contains units which front Herndon Avenue on the north side. The units are located on land locked and irregular parcels east of the Southern Pacific right of way. Thirty-eight of these units are single family rentals. The area is within the boundaries of Clovis Community Development Agency's Project Area 2 (Herndon Avenue Project) as well as within the boundaries of the Herndon-Shepard Specific Plan. This plan identifies this area as "Business Corridor" which is intended to attract freeway related commercial, general office, and light industrial uses.

Development of this area is influenced by three factors. The construction of Freeway 168, scheduled to be completed in 10+, years will increase demand in this area. Secondly, the general development of traffic on Herndon Avenue will increase demand for commercial/business space that will lead to increased demand for development in this area within the next

five years. The General Plan designates a large portion of this corridor as Mixed-Use. Although there is some potential for residential development under this designation, the permitted land use proportions are primarily commercial, office, and transportation corridor support related (hotels, etc). The potential for loss of these units is high. However, Redevelopment law requires replacement of displaced units if units are lost resulting from Agency activity.

Clovis Corridor

This area contains 31 units which front on both sides of Clovis Avenue between Herndon and Sierra Avenues. Fifteen of these units are single family dwellings presently being used as rentals. Lots in this area vary widely in size and are designated either "Commercial" or "Business Corridor". Development over the next five years in this area will be influenced by the improvement of Clovis Avenue scheduled to begin in the summer of 1991, residential development north of Herndon Avenue and the construction of a corresponding section of Freeway 168 in 2000 or 2002. A combination of street improvements and improved market area will, over a period of the next five years, have the effect of removing many of the rental units in this area.

A large proportion of the Clovis Corridor is designated by the General plan as Mixed-Use, which increases the loss of existing residential units. However, the majority of the Clovis Corridor is located in Redevelopment Area 1, and therefore is subject to Redevelopment Law requirements for replacement of units.

Old Town Area

The Old Town portion of Clovis contains 70 units located on sites designated for non-residential uses. Primary factors influencing development in this area are; increased demand for small specialty shop space and improved market area resulting from the Old Town area becoming more centralized as the community expands to the east and north. Another factor that will stimulate the displacement of existing housing is the implementation of the Railroad Plan through Old Town Clovis.

Shaw Avenue Area

Properties on the north side of Shaw Avenue and the south side of Keats Avenue, west of Pollasky Avenue, are partially designated for commercial use, and are

located in Clovis Community Development Agency's Project Area 1. Of the 21 homes in this area, five are rentals. The homes in this area are approximately 30 years old and are located on fairly standard 6,400 square foot lots. Development in this area within the next five years will be influenced by the need for commercial properties on Shaw Avenue. At the present time, other commercial development opportunities continue to exist on Shaw Avenue. The most constraining factor associated with loss of residential units in this area over the next five years will be the difficulties associated with land assembly. While several properties are owned by investors there is not a clear pattern of land assembly at the present time. Land assembly is possible with the assistance of the Redevelopment Agency. However, Agency action carries with it the requirement to provide for relocation assistance which, in turn, drives up land acquisition and clearing costs. Presently, relocation and demolition costs would run approximately \$20,000 per house (\$14.00 per square foot land area). Due to the costs of land, relocation, and demolition, this area may not be developed within the next five years.

Replacement Housing

Because many commercial properties are fairly small in size, it would not necessarily be economically viable to require developers to pay the full replacement value of the unit being destroyed. While replacement units can come in several different forms, a new single family home on a lot in the older portion of Clovis will typically cost approximately \$80,000 - \$90,000. For instance, in Old Town where the commercial sites run between one third and one acre, requiring a replacement unit for each unit removed could increase the site development costs between \$1.95 and \$5.85 per square foot. It is extremely doubtful that commercial rental rates over the next five years will increase sufficiently to allow for this type of implementation. Conversely, most of the residential units in non-residentially zoned areas suffer from some form of deferred maintenance. It is doubtful that the conditions of these units will improve during the next five years. Under the present guideline for residential rehabilitation assistance, rental property, in commercial zones, is not provided such assistance through local, county or state funding programs.

Preservation of At-Risk Units

The Housing Needs Section identifies assisted units in the City that are eligible to convert to market rate units within ten years. A total of 123 units are at risk of conversion, 57 of which are eligible to convert within five years. These units are located at Creek Park Village Apartments under the MRB program.

The City will encourage the property owner of Creek Park Village Apartments to continue its current practice of below market rents for all of its units. In the event that this effort is not successful, the City will consider providing incentives to the property owner in exchange for a commitment to continue to provide these low income units. The City will also explore the possibility of providing tenant-based subsidies should the property owner wish to place these assisted units at market rate. These subsidies could be funded through Redevelopment Set-Aside Funds or HOME Program funds.

Redevelopment Set-Aside

State Redevelopment Law provides a mechanism by which cities and counties can establish a redevelopment agency. The agency's primary purpose is to provide the legal and financial mechanism necessary to address blighted conditions in the community through the formation of redevelopment project area(s). Tax increment financing is considered the most useful implementation tool of the redevelopment agency. This technique allows the assessed property valuation within the redevelopment project area to be frozen at its current assessed level when the redevelopment plan is adopted. When the property is improved or resold, the tax increment revenue generated from valuation increases above the frozen level is returned to the redevelopment agency to finance project costs.

Redevelopment Law specifies three requirements in relation to low and moderate income housing: 1) not less than 20 percent of all property tax increment revenues are to be used for purposes of increasing the supply of very low, low and moderate income housing; 2) replacement of low and moderate income housing destroyed as a result of a redevelopment project; and 3) a portion of all housing constructed in a redevelopment project area is to be affordable to low and moderate income households. The redevelopment set-aside can be a significant source of funding for local housing programs.

HOME Program

The HOME Program is a new program administered by HUD. HOME funds are available to Fresno County and its cities as an Urban County on an annual entitlement basis to expand the supply of affordable housing for very low- and low-income housing. Preference for the funds must be given to rehabilitation of affordable rental and ownership housing, but funds can also be used for acquisition of housing and new construction, and for tenant-based rental assistance. However, Fresno County is not currently on the list of eligible agencies for new construction, but may be expanded to construction of new owner-occupied and rental housing, or setting up a new homebuyer assistance program in future years, if the federal regulations are simplified.

HOME funds cannot be used for administrative costs, non-federal matches for other programs or public housing modernization. The County is responsible for developing a specific program for spending the funds. To date, the County's entitlement from the HOME Program is much less than the need. The County intends to apply for surplus State HOME funds on behalf of its participating cities in the HOME program. The County is not obligated to pass on the available funds under an annual allocation of funds based on a formula, as are CDBG funds, as the amount of funds that the cities would be entitled to under the formula may be too small to achieve local goals. Rather, the distribution of available funds to individual cities is on a competitive basis from a general pool of funds. The County will send out a letter to the City of Clovis announcing the availability of funds. The City then has to publicize programs and the eligibility of funds in the community. Eligible applicants then apply to the County for funding determination.

The federal regulations currently require a non-federal government match for all HOME activities. For substantial rehabilitation, the HOME/local match would be 2:1; and for moderate rehabilitation, a 3:1 match. The City of Clovis could use redevelopment funds to match the HOME funds. The CDBG program cannot be used as a match.

The City has received 5 reconstruction loans in the amount of \$60,000 per home from the HOME program using Redevelopment funds as the match. The City has also received two rehabilitation loans at \$48,000 each. It will continue to be an important tool in the provision of affordable housing.

Code Enforcement

The City of Clovis and Fresno County enforce the Housing Code which provides minimum health and safety standards for the maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary housing that is fit for human habitation. The Environmental Health System of the Fresno County Health Department has the authority for enforcing housing violations. The enforcement of the Housing Code is normally handled on a passive, complaint-response basis. Approximately 1,500 residential structures are annually inspected, county-wide, as a result of complaints or referrals.

The Housing Code mandates that health and safety deficiencies be corrected in accordance with construction standards that were in effect at the time the structure was built. For housing units that were built prior to the adoption of local codes, inspectors use a great degree of judgment in applying the Housing Code, especially with regard to problems not directly causing a health or safety risk. In cases where property owners refuse to correct deficiencies, enforcement of the Housing Code relies on civil sanctions.

The Environmental Health System also offers voluntary "service request" inspections to interested residents. These courtesy housing inspections are intended to point out any hazardous situations and inform the resident of the remedies needed and assistance which is available.

Tool Lending Program

During the housing condition survey, a number of units in need of rehabilitation were identified. The City will establish a tool lending program to assist occupants who may not have the resources to hire a third party to make repairs. The program will provide home repair information and lend a variety of hand and power tools to occupants who seek to make home repairs.

Low-Interest Rehabilitation Loans

Preventing the loss of housing from physical deterioration is an important component in maintaining the existing stock of affordable housing. The City will develop a residential rehabilitation loan program which will provide low-interest loans to be used for property and structural repairs/rehabilitation. The program will be available to Low and Moderate-income owner-households. The City will also consider extending low-

interest loans to multi-family owners, in exchange for a commitment to maintain a percentage of units as affordable to low income households. CDBG and redevelopment set-aside funds are funding sources for this program.

Mobile Home Park Assistance Program (MPAP)

There are seven mobile home parks in the City of Clovis, providing for 1,062 mobile home spaces in 1992. There are no plans for conversion of these mobile home parks to other land uses. However, mobile home parks are often transitional land uses. To mitigate the displacement of residents resulting from a conversion of mobile home park, the MPAP provides assistance to mobile home park residents seeking to purchase their park and convert it to resident ownership.

Under this program, HCD provides financial and technical assistance to mobile home park residents. MPAP loans are made to low-income mobile home park residents, or organizations formed by such residents, to own and/or operate their mobile home parks. Loans are limited to 50 percent of the purchase price plus the conversion costs of the mobile home park. Loan funds for conversion projects are awarded on a competitive basis.

Rental Rehabilitation Program

The RRP is a HUD program administrated by the County which provides low interest loan funds up to \$8,500 per unit. This must be matched by \$8,500 or more by the owner to rehabilitate rental housing. For most rental housing, the owner would need to finance more than \$8,500 to complete the work.

This program is available throughout Fresno County. Although the RRP is being phased out, to be replaced by the HOME and HOPE programs, the City will continue to use what funds are available that it qualifies for to meet some of its rental housing needs.

The City will assist property owners to apply through Fresno County as the administrator under the Urban County agreement. If the City determines to become an entitlement city in June 1993, they will assist property owners to apply directly to HUD for funds, assuming funding is available.

California Housing Rehabilitation Program - Owners (CHRP-O)

The State HCD administers this program for the rehabilitation of owner-occupied housing. Cities, counties and non-profit organizations may apply to the State for a \$250,000 allocation. The program, funded by Proposition 84, provides 3 percent interest deferred loans up to \$20,000 for five years. Loans can be made for \$30,000 if a room addition is necessary to address overcrowding. Funding is currently not available for this program.

At the end of five years, the borrower's financial situation is reevaluated to determine whether the borrower can afford to pay the loan. If not, the loan is extended for another five years with reevaluations every five years until the borrower turns 65 years old. At that time, the loan could be repaid at death or property transfer. The five year reevaluations have made this program unpopular in Fresno County. Loan limits most likely will be exceeded to address most major rehabilitation activities. It is possible, however, that Clovis could utilize this program to complement its redevelopment program, if funding becomes available.

California Housing Rehabilitation Program - Rental (CHRP-R)

Like the CHRP-O program, the State HCD administers this program which provides for the rehabilitation of rental housing. For the CHRP-R program, the owner applies directly to the State for loan funds. Local government is not involved in the process.

The program, which was funded by Proposition 77, provides 3 percent interest loans for 30 years to persons who want to acquire and/or rehabilitate rental housing. For 30 years the units must be available to low- and moderate-income persons. Due to the restrictive nature of this program, unless a property owner faces the threat of code enforcement, there is no incentive to prepare an application. In addition, currently there are only funds available for rural areas, which would be relevant only for areas outside of the City's incorporated boundaries. However, funding for cities is anticipated to be continued.

Emergency Housing Grants

The County administers this State program that provides up to \$750 grants for emergency house repairs for those homeowners on SSI. The program provides \$450 to a household on a one-time basis and up to \$300 per year for interior and exterior improvements and can be used for replacement of major appliances.

Action Plan

1. The City will assist Fresno County under the Urban County status in marketing the Rental Rehabilitation Program within the City of Clovis based on availability of funds. The City will do this by holding informational meetings with interested property owners, increasing code enforcement activities, and assisting with the completion of applications. If the City becomes an entitlement city, and funds are available, the City will assist property owners to apply directly to HUD. Up to 24 units are targeted over the planning period.
2. The City will continue to offer housing rehabilitation assistance to low income homeowners through the Clovis Housing Improvement Program and the Summer Painting Program for 55 units per year. Provide program referrals through Code enforcement activities.
3. The City will apply to the California Housing Rehabilitation Program - Owner Occupied Housing for funds to assist low income homeowners with housing rehabilitation, dependent on funding. As well, the City will assist property owners in applying for CHRP-R funds for rental rehabilitation if funding becomes available pending the release of a Notice of Funding Availability.
4. The CCDA will replace housing units demolished when the Agency undertakes a project pursuant to the requirements of the California Community Redevelopment Act.
5. The City of Clovis will continue to enforce the Mobile Home Rent Review Ordinance (Ord. 78-41) and support the Mobile Home Rent Review Committee as a means to maintain mobile home parks as an affordable housing alternative in Clovis.
6. Provide technical assistance to mobile home park residents in pursuing MPAP funds as requested.
7. Continue to make applications for CDBG funds through the Urban County program administered through Fresno County, until the City determines its entitlement status in June 1993. Subsequent to determination, allocate a portion of the funds to rehabilitation of single family, multifamily or mobile homes. Promote availability of funds for rehabilitation by newspaper articles, announcements in local papers and homeowner associations, water or electric bills, or direct mailings to property owners. Target one home improvement loan of \$60,000 per year.
8. Develop an expenditure plan for redevelopment set-aside monies. Programs that focus on the rehabilitation of units occupied by low-and moderate-income households, preservation of assisted units, and construction of affordable housing will receive priority in the expenditure plan.
9. The City will investigate the feasibility of implementing a program which would require developers who remove a residential structure from the housing market through demolition to replace that lost housing unit or pay an in-lieu replacement fee which would be deposited into a fund to be used for affordable housing construction.
10. The City will take action to protect assisted units at risk of conversion to market rate at Creek Park Village. Steps include: 1) Monitor units at risk - maintain contact with owners of at-risk units as potential conversion date (1995) approaches to determine property owner's intentions and to relate the City's desire to maintain units below market rates; 2) Work with non-profits to explore acquisition or management of at-risk units; 3) Earmark redevelopment set-aside funds or CDBG funds to assist with preservation of units.
11. Establish a Tool Lending Program. Advertise the availability of home repair information and tool lending.

12. All housing units being constructed, rehabilitated, expanded, or relocated in the City of Clovis will be inspected by City Building Inspection which enforces the Uniform Building Code and several related sub-codes, such as the Plumbing and Electrical Codes, pursuant to the State Housing Law (California Administrative Code, Title 25, Chapter 1). The building code is enforced through the issuance of a permit prior to constructing, repairing, adding on to, or relocating any residential building, etc.
13. Develop a Housing Inspection Program for multifamily complexes. Inspect all complexes within two years. Continue to identify substandard housing units and those that are otherwise identified as being a threat to the health and safety of occupants. Take actions pursuant to the law to demolish, rebuild or correct code violations. Earmark CDBG funds to acquire property where units are to be demolished.

Removal of Constraints

As stated, many factors affect the ultimate cost of housing to the consumer, be it rental or owner occupied. Those factors which either prevent construction or raise the cost of construction and/or improvement of housing can be considered constraints. Some of these constraints are the result of governmental actions, policies, regulations, and standards, and some are non-governmental market factors. However, governmental and non-governmental constraints are interrelated and each affect the other, so action programs which influence one group can affect the other.

Non-governmental constraints are beyond the control of local government and cannot generally be impacted by any action of the City or County. However, certain actions of local government can mitigate some of the adverse impacts of market constraints on a very localized basis.

Action Plan - Governmental Constraints

1. The City will provide priority processing of permits for affordable housing projects. The purpose of this program is to provide an incentive for the development of affordable housing. Processing procedures will be coordinated among the various

affected departments through the designation of a contact person that will assist in processing the necessary permits.

The following projects should receive priority processing:

- Redevelopment Agency residential projects for low and moderate income households
 - Density Bonus projects in Mixed-Use areas and High Density residential areas
 - Multi-family projects in the R-2 zone which set aside 20 percent of units for Low income households
 - Other projects that would produce housing affordable to Low and Moderate income households.
2. The City of Clovis will analyze development fees as compared to other jurisdictions in the vicinity in 1996 to determine whether or not the fees revised in 1992 constitute unreasonable constraints on development and/or improvement of housing, and whether amendment of the fee schedule is needed. As well, the City will consider fee reductions or the addition of fee waiver provisions for production of low income and senior citizen housing.
 3. The City of Clovis will continue to use specific plans as a means of preparing Master Environmental Assessments as a means of reducing processing time for housing projects.
 4. The City will monitor property development and site improvement standards, associated with the land use policies established by the General Plan, to determine whether or not they constitute constraints and to consider modifications which remove unnecessary constraints.
 - The requirement for parking in the R-3 and R-3-A zone, for senior and/or handicapped projects, and for projects targeted for Low income households, as well as residential developments in the Mixed-Use Overlay Zone, shall be modified to reduce current requirements, by unit type/size, to reduce costs associated with parking provision.
 - Shared parking shall be permitted in the Mixed-Use Overlay Zone.

- Setback requirements or other property development standards such as height limitations may* be modified for projects targeted for affordable housing in order to achieve density necessary to accommodate product type.

5. Require new multi-family housing units and apartment conversions to condominiums (If any submitted) to comply with State specifications for accommodation of the handicapped.
6. Continue to adopt the Uniform Building Code pursuant to the state directives and where local amendments are proposed to reflect local climatic, geologic or topographic conditions, and minimize, wherever possible, impacts on the provision of housing.

Action Plan - Non-Governmental Constraints

1. The City will research alternative methods of financing for low income households homeownership opportunities.
2. The City will utilize a portion of its Community Development Block Grant allocation and/or tax increment to write down infrastructure improvements and/or land costs.

Energy and Water Conservation Opportunities

The City has promoted energy and water conservation for residential uses on both educational and regulatory levels. The City plans to support educational programs which promote residential energy and water conservation for both new construction and existing residences in Clovis.

On a regulatory level, the City enforces the State Energy Conservation Standards (Title 24, California Administrative Code). These building codes provide a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements apply to all new residential construction as well as all remodeling and rehabilitation construction. Subdivision and site plan review regulations or policies which require compliance with specific energy conservation standards have not been adopted by the City.

The City has a water conservation program in effect during the summer months which limits the days of the week residents can do outside watering.

Action Plan

1. The City will support public education programs which promote residential energy conservation and public awareness.
2. The City will continue to enforce building code regulations (Title 24) California Administrative Code which require compliance with residential energy conservation measures for all new construction and remodeling.
3. The City will continue to encourage water conservation.
4. Require that EIRs and subdivision plans address energy conservation measures and solar access.

Promotion of Fair Housing Opportunities

Although essential to meeting housing needs, the provision of a sufficient number of dwelling units will not in itself ensure that the entire population will be adequately housed. A large segment of the population is living on very low incomes. As housing costs have risen in recent years, many of these households have been forced to apply an excessive amount of their budget to housing costs. In order to remain in the house of their choice, some residents, such as the elderly, pay such a large portion of their income on housing that they are unable to purchase other basic living necessities. In the case of the large family, lack of sufficient income usually restricts housing choice to the least expensive dwelling which is usually inadequate for their needs and frequently deficient in quality and size.

For many other households who have sufficient income to purchase quality housing, choice of housing location is still frequently denied because appropriate housing at acceptable cost is not adequately dispersed throughout the community.

Although inadequate distribution of affordable housing within a community or region is an important constraint to choice, discrimination due to race, religion, or ethnic background is an equally significant factor affecting the renting or sale of housing. Discrimination violates State

and Federal laws and should be reported to the proper authorities for investigation. The agency responsible for investigation of housing discrimination complaints is the State Department of Fair Employment and Housing. The Fresno County Department of Public Works, Consumer Protection Division will handle complaints not accepted by that agency.

Equal Housing Opportunity

The Community Housing Leadership Board of Fresno and Madera Counties provides a range of fair housing services, as required by Community Development Block Grant (CDBG) funding mandates, the Federal Fair Housing Act, and the laws of the State of California. The CHLB works directly with housing providers, both for sale (BIA) and for rent (Rental Housing association, which is a member of the CHLB).

The Fair Housing Program maintains a comprehensive approach to affirmatively further, and ensure equal access to housing for all persons. The three major components of this approach are: education; training/technical/consultant assistance; and fair housing rights assistance. The CHLB is also an advocate for affordable housing, legislative reform, local compliance and research projects relative to fair housing and human rights issues. The CHLB works with the State Department of Fair Employment and Housing, and HUD in the referral, enforcement and resolution of housing discrimination cases.

Housing Referral Directory

The dissemination of information on the programs and services available to low income and special needs groups is an important part of ensuring the success of the housing programs. The City will provide housing information and referral services as needed for low-and moderate-income, and special needs households. Persons seeking housing advice, counseling and assistance will be referred to public agency, community-based organizations and other service providers. A directory of services and information will be developed to ensure that accurate and appropriate information is dispensed.

Action Plan

1. Develop a directory of services and resources for low-and moderate-income households and special needs groups. Provide information and referrals to persons on an as needed basis.
2. Support the activities of the Community Housing Leadership Board.
3. The City of Clovis will direct residents with discrimination complaints to the State Department of Fair Employment and Housing or the Fresno County Public Works, Consumer Protection Division.

Housing Element Monitoring and Administrative Procedures

Annual Reporting

An annual review of the Housing Element will be conducted pursuant to State law. The purpose of this review is to ensure that the Element retains its viability and usefulness.

The City will develop a monitoring program and report on implementation progress of the housing programs contained in the document to the City Council. The report will include a quantification of progress in meeting the regional housing need, or future housing need. The report will be forwarded to HCD within one month of presentation to the City Council.

Housing Needs Data Base

To facilitate preparation of subsequent Housing Element amendments, local service agencies/non-profit organizations receiving CDBG funding from the City will be required to monitor information on individuals and households served in Clovis. The purpose of this program is to secure more accurate information on the various needs groups in the City.

Comprehensive Housing Affordability Strategy (CHAS)

The County of Fresno has developed a CHAS for all non-entitlement jurisdictions under the Urban County agreement, which includes the City of Clovis. If the City determines to become an entitlement city subsequent to completing the Feasibility Study, upon

obtaining entitlement status under the CDBG program, the City of Clovis shall prepare a CHAS of its own. The CHAS shall provide a comprehensive assessment of housing needs, a housing development plan incorporating federal, state and local public and private resources, and a one year implementation plan.

Action Plan

1. Develop a monitoring program and report annually to the City Council on implementation of programs. Forward this report to HCD.
2. Require appropriate deed restrictions to ensure continued affordability for low or moderate income housing constructed or rehabilitated with the assistance of any public or CCDA funds as may be legally required by the use of such funds.
3. Monitor the implementation of affordable housing programs affiliated with the three Urban Center Specific Plans, multi-family projects with Low income unit set-asides, or Mixed-Use projects produced under a development plan or specific plan.
4. Require social service or non-profits receiving CDBG funding from City to record information on the residences of the clients served. The City will assist in this effort by preparing a reporting form.
5. The City shall prepare a Comprehensive Housing Affordability Strategy (CHAS) upon obtaining entitlement status from the CDBG program, if this is the determination of the Feasibility Study.
6. the City shall complete an affordability gap study.

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
PROVISION OF ADEQUATE HOUSING SITES					
Land Use Element/Municipal Code	Provide a range of residential development opportunities through land use and zoning designations, and specific plan implementation.	Adequate residential sites to accommodate the regional fair share determined at 1,003 Very Low; 577 Lower; 505 Moderate; and 800 Above Moderate income households.	General Fund Special fees	Planning and Development Services Division	1993 - 96
Sites for Homeless and Emergency and Transitional Shelters	Provide adequate sites for emergency and transitional shelters.	Amend the Municipal Code to permit transitional housing in R-3 zone and homeless shelters in the C-2 zone. These uses will be subject to discretionary approval.	General Fund	Planning and Development Services Division	1993
Landbanking	Acquire sites (or funds) for affordable/senior housing.	Develop a Landbanking Program for acquisition of sites for affordable/senior housing to be developed by the CEQA in conjunction with non-profits or private developers.	CDBG Funds Tax Increment Set-Aside In-lieu fees General Fund	Planning and Development Services Division/CCDA	1993-94
Annexation	Annex Land in reserve areas in Sphere of Influence	Provide Land necessary to accommodate housing needs as demands occur and to provide development opportunities for low and moderate income households when resources in current City limits diminish.	General Fund	City Manager's Office	1993 - 96

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Regional GIS	Establish Regional Data Base	Map and digitize land resources in region to identify current land use, land use designations, and opportunity areas as a basis for establishing Countywide programs.	General Fund	City of Clovis Planning & Development Services Department.	ongoing
Municipal Code Revisions	Consistency with General Plan	Establish Mixed-Use Overlay Zone and rezone lands where appropriate to ensure consistency with Land Use Plan.	General Fund	Development Services Department	1993 - 1994
Mobile Home Park District	Maintain Zone to Protect Mobile home Resources	Provide for development of mobile home parks as set forth in Municipal Code. Maintain stock of existing mobile homes.	General Fund	Planning and Development Services Department	Ongoing
Clovis Community Development Agency	Low/Moderate income Housing program	Promotes urban infill. Provide 20% Set-Aside Tax-increment funds to assist in providing housing accommodations for low and moderate-income households.	Tax Increment financing	CCDA	Ongoing
Density Bonus Program	Encourage development of housing for low-income and large family households through provision of density bonus.	Incorporate Density Bonus Program into Municipal Code. Include provisions to ensure the continued affordability of units and to target a percentage of units for larger families.	General Fund	Planning and Development Services Department	Adopt ordinance in 1993-94
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING - HOMEOWNERS					
Clovis Community Development Agency - CUSD and non-profit agencies	Continue Programs assisting low and moderate income households to become homeowners.	Build at least one single family home per year under partnership with CUSD. Provide resources to assist with 12 single family units per year for households with 50 - 120% of median income.	Tax Increment Financing; CHFA; CDBG; Other	CCDA	1993 - 96 Ongoing
Clovis Community Development Agency - Private Developers	Continue to work with private developers on urban infill projects.	Provide very low, low and moderate income opportunities through write-down of land costs, off-site improvements or development fees, site analysis and site acquisition for a target of 100 single-family and multi-family units total over the planning period.	Tax Increment Financing; CHFA; CDBG; Other	Planning and Development Services Department CCDA	1993 - 96 Ongoing
Mortgage Revenue Bond Financing - Single Family	Increase supply of single family ownership units affordable to moderate and low income households.	Based on funding, establish a Single Family MRB Program and advertise its availability. Provide assistance to 5 first-time homebuyers by 1996 through the Single Family program if funding becomes available. Priorities shall be given to units which accommodate large families.	Bond Financing	Planning and Development Services Department/ CCDA/ Private Developers	1994 - Determine Funding and Demand 1995-96 Implement Program if funding is available.
HOME Program	New construction for affordable single family and multifamily units	Study the potential for application for new construction of 3 single family homes per year, and one multifamily project, as funding is available.	HUD	CCDA through Fresno County if Urban County or HUD direct as Entitlement City	1993 for feasibility study 1994 - 96 to implement

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Shared Equity Programs	Increase Homeownership opportunities for low and moderate income households.	The City will work with local groups to offer shared equity programs as an option for low/mod income households.	Private Lenders Non-profits	Planning and Development Services Department/ CCDA	1993 - 96
Mortgage Credit Certificate	Assist first-time homebuyers.	Assist at least 50 first-time homebuyers by providing tax credits, 15 of which are lower households, if funding is available.	MRB allocation	Fresno County Housing Authority or City	Determine Housing Authority Status in 1993 Implement in 1994-96
Accessory Unit Ordinance	Maintain increased affordable housing opportunities to low- income households.	Maintain the Ordinance which permits second units on residential lots zoned. Revise the Ordinance to include incentives for development of second-units intended for occupancy by persons over the age of 62.	General Fund	Planning and Development Services Department	1993
State Home Ownership Assistance - CHFA	Provide ownership opportunities to low/moderate income households. Below market interest rates for first time homebuyers with 5% down.	Builders and developers apply for financing to CHFA through participating mortgage lenders for new and resale units. Programs vary to reduce closing costs or P&I payments, as well as below market interest rates.	California Housing Finance Agency	Builders and developers, coordinated with CCDA	1993 - 96
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING - RENTERS					
Mortgage Revenue Bond Financing	Increase supply of rental ownership units affordable to low- and moderate-income households.	Promote the use of multifamily MRB financing.	Bond Financing	Planning and Development Services Department/ City Manager's Office	Ongoing 1993 - 96
HOME Program	Tenant Based Rental assistance and construction or site acquisition for multifamily projects.	Study the potential for application for new construction of one multifamily project and use of funds for tenant based rental assistance, based on funding availability.	HUD	CCDA through Fresno County or CCDA as entitlement city	1993
Section 202 Elderly or Handicapped Housing	Provide housing and related facilities for the elderly and handicapped.	Support all viable nonprofit entities seeking Section 202 funding.	HUD	Planning and Development Services Department/ CCDA	Ongoing

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Senior Citizen and Low-Income Housing - Non-Market Rate Housing in Market Rate Rental Projects	Increase Supply of Low Income and Senior Housing. Inform developers and non-profits about programs such as LIHTC and Supportive Housing for the Elderly.	Support and participate in additional rental housing programs which provide non-market rate rents in market rate projects for which only developers and investors may apply for tax credits or capital advances. The City will identify sites suitable for projects, make all known sources of funding known and available, and take processing/promotional actions as necessary.	State Allocation Committee (LIHTC) and HUD (Elderly) General Fund	Administered by DOF (LIHTC) Planning and Development Services Department CCDA Private Investors and Developers	Ongoing
Housing Authority	Maximize potential programs for development and operation of assisted low and moderate income housing programs.	Prepare Feasibility Study of establishing City Housing Authority or adopting resolution to appoint Fresno Housing Authority to operate in Clovis' jurisdiction. Establish own Housing Authority or take steps to adopt resolution.	HUD	CCDA/ City Manager's Office Fresno Housing Authority	Feasibility Study - Complete in FY 1993-94.
GOVERNMENTAL CONSTRAINTS					
Priority Processing for Affordable Housing	Facilitate production of affordable housing.	Develop a schedule for priority processing of affordable housing projects. Designate a contact person to coordinate processing of all of the necessary permits.	General Fund	Planning and Development Services Department	Ongoing.
Modify Development Fees	Provide incentives to developers of affordable/senior housing.	Review existing development fee schedule. Consider fee reductions, or the addition of fee waiver provisions for the production of low-income and senior citizen housing.	General Fund	Planning and Development Services Department	1994
Density Bonus	See Housing Sites Section				
Modify Development and Site Improvement	Reduce constraints on provision of affordable housing	Revise parking requirements on a case by case basis. Draft shared parking ordinance for Mixed-Use Overlay and establish modified setback and height standards for affordable housing in order to achieve density.	General Fund	Planning and Development Services Department	1993 Draft Ordinances Ongoing
Non-governmental Constraints	Promote Homeownership opportunities and development of affordable housing.	Research alternative methods of financing. Utilize available sources for write down of infrastructure or land costs.	CDBG Tax increment financing	CCDA	Ongoing

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING					
Preservation Program	Conserve affordable housing in the City.	Encourage Section 8 project property owners to renew their contracts. Identify non-profit organizations capable of managing these units. Consider the use of City-based incentives for assisted units. Explore the possibility of providing tenant-based subsidies to assisted units that convert to market rate.	Tax Increment Set-Aside; CDBG	Planning and Development Services Department/ CCDA; Non-profit organizations	1995
Redevelopment Set-Aside Fund	A source of funding for housing programs	Develop an expenditure plan for redevelopment set-aside monies. Programs that focus on the rehabilitation of units occupied by low-and moderate-income households, preservation of assisted units, and construction of affordable housing will receive priority in the expenditure plan.	General Fund	CCDA	1994
Code Enforcement	Preserve the housing stock.	Develop a Housing Inspection Program for all multifamily complexes. Earmark funds for property acquisition as needed.	CDBG	Building and Safety Department; Inspection Program; CCDA; property acquisition	Inspect all 1995 complexes within two years.
Tool Lending	Maintain integrity of housing stock.	Establish a Tool Lending Program. Advertise the availability of home repair information and tool lending to rehab 50 units.	CDBG	CCDA	1995
Residential Rehabilitation Assistance	Preserve existing housing stock.	Continue residential rehabilitation program and summer painting program. Provide program referrals through code enforcement activities for 55 units/year.	CDBG; Redevelopment Set-Aside	CCDA; City of Clovis	Ongoing
Rental Rehabilitation Program	Preserve existing rental stock	Assist Fresno County in marketing the Rental Rehabilitation Program based on availability of funds. Hold informational meetings, assist with applications, increase code enforcement for 6 units per year.	HUD	Planning and Development Services Department; CCDA	Ongoing
CHRP-R Prop 77	Preserve existing rental stock.	Assist property owner in application for funds from HCD, predicated on funding availability. Up to 24 rental units are targeted for this program pending release of NOFA.	HCD	CCDA; Property owner.	1994-96

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Replacement of Units Removed	Preserve housing stock	The CCDA will replace housing units demolished in Redevelopment Areas, investigate feasibility of development placement or in-lieu fees for affordable housing.	Tax-increment financing general land	City; CCDA, Planning	1993-Feasibility Study Ongoing redevelopment
Section 8 Housing Certificates/Vouchers	Provide housing subsidies for low-income households.	Support efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the various Section 8 programs. Sponsor workshops with Fresno (or City) Housing Authority to inform rental property owners, landlords and property managers about benefits of Section 8 program. Strive for 20 additional vouchers per year.	HUD	Fresno County Housing Authority	Ongoing
CHRP-O Proposition 84	Preserve existing ownership housing stock	The City will apply to the CHRP-O for funds to assist homeowners receive low interest and deferred interest loans pending release of NOFA.	State HCD; Proposition 84	City of Clovis; CCDA	Ongoing
Mobile Home Park Assistance	Preserve low-cost housing options for City residents.	Provide technical assistance to mobile home park residents in pursuing MPAP funds.	HCD	HCD; CCDA	As needed.
Mobile Home Rent Review Ordinance (No. 78-41)	Preserve low-cost housing options for City residents.	Continue to enforce the mobile Home Rent Review and Ordinance and support the Mobile Home Rent Review Committee as a means of maintaining mobile home parks as affordable resources.	General Fund	City of Clovis; Mobile Home Rent Review Committee	Ongoing.
EQUAL HOUSING OPPORTUNITY					
Equal Housing Opportunity	Compliance with National Fair Housing Law.	Support the activities of the Housing Leadership Board.	CDBG	Housing Leadership Board.	Ongoing.
Housing Referral Directory	Dispense information on local, state and federal housing programs.	Develop a directory of services and resources for low-and moderate-income households and special needs groups. Provide information and referrals to persons on an as needed basis.	Department Budget	Planning and Development Services Department; CCDA	1993
Discrimination complaints	Remove effects of discrimination	The City will direct residents with discrimination complaints to the State Department of Fair Employment and Housing or Fresno County Public Works, Consumer Protection Division.	State or County funding	State Department of Fair Employment and Housing and Fresno County Public Works, Consumer Protection Division.	Ongoing.

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Energy Conservation Opportunities					
Public Education	Promote residential energy conservation.	The City will support public education programs and encourage water conservation.	General Fund/other public or private sources.	City of Clovis; outside interest groups.	Ongoing.
Title 24 Admin. Code	Require compliance in new construction and rehabilitation.	The City will continue to enforce building code regulations (Title 24).	General Fund.	City of Clovis, Building Division.	Ongoing.
Environmental Review	Require energy conservation measures in new construction.	EIRs for development and subdivisions shall be required to analyze energy impacts and solar uses.	General Fund.	Planning and Development Services Department.	Ongoing.
Housing Element Monitoring and Reporting					
Annual Reporting	Ensure that the Housing Element retains its viability and usefulness thorough annual review and monitoring.	Develop monitoring program and report annually to the City Council on implementation progress. Forward the monitoring report to HCD.	None Necessary	Planning and Development Services Department	Ongoing
Housing Needs Data Base - Affordability Gap Analysis	Accurate assessment of housing needs in the community.	Require social service agencies/non-profit organizations receiving CDBG funding from the City to record information on the residences of clients served. Assist in this effort by developing a reporting form. Complete the Affordability Gap Analysis.	None necessary	Planning and Development Services Department	One year

Quantified Objectives

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The quantified objectives for this Element reflect the planning period from July 1, 1990 to July 1, 1996.

It is important to note that while the Quantified Objectives of the FRHNA are required to be part of the Housing Element and the City will strive to attain these objectives, Clovis cannot guarantee that these needs will be met given limited financial resources and the present gap in affordability of housing resources and incomes.

Satisfaction of the City's regional housing needs will partially depend upon cooperation of private funding sources and funding levels of the State, Federal and County programs that are used to support the needs of the very low-, low- and moderate-income persons. Additionally, outside economic forces heavily influence the housing market. State Law recognizes that a locality may not be able to accommodate its regional fair share housing need. The quantified objectives assume optimum conditions for the production of housing. However, environmental, physical and market conditions exert influence on the timing, type and cost of housing production in a community.

Table 4-35 shows the quantified objectives for Clovis by income classification. Table 4-36 presents the Quantified Objectives by program.

**TABLE 4-35
CITY OF CLOVIS
QUANTIFIED OBJECTIVES 1993 - 1996**

Quantified Objective	New Construction	Rehabilitation	Conservation	Total
Very Low Income (0 - 50% of Median)	394	120	144	658
Low Income (50% - 80% of Median)	423	153	61	637
Moderate Income (80% - 120% of Median)	439	95	--	534
Above Moderate (over 120%)	2,315	--	--	2,315
TOTAL	3,571	368	205	4,144

As shown in Table 4-35 the quantified objectives are 658 Very Low; 637 Low; 534 Moderate; and 2,315 Above Moderate units provided through construction. Objectives for preservation of units are targeted at 144 Very Low; and 61 Low income households. Finally, the objective through the planning period is rehabilitation of 120 Very Low; 153 Low; and 95 Moderate income units. A description of objectives by topical area is provided below.

New Construction

State law requires that jurisdictions estimate the maximum number of units that can be constructed within the planning period, by income group. The number of new units that will be constructed through 1996 was estimated based on existing development trends. It was assumed that new construction would continue to provide a higher percentage of units at market rate that would accommodate Moderate and Above Moderate income households. Development of multi-family rental units provide housing opportunities for low-income housing. As indicated in Tables 4-11 and 4-12, the majority of rental units at market rate are affordable to Lower, Moderate and Above Moderate income households. The numbers of Very Low, Low and Moderate income households that can be built at market rate in both the City and the Sphere of Influence were calculated based on an average annual increase in multifamily units over the past decade (1982 - 1992), projected for the four year period of 1993-96, and factored by the percentage of renters by income category. As Moderate income households can afford to purchase a very limited percentage of new single family residential attached and detached units, this factor has also been considered. Building permit applications for 1993 - 94 were used to determine the

market rate units which will be completed and available during the planning period for Above Moderate income households.

Rehabilitation

The majority of the City's housing stock was built within the past thirty years, and is therefore considered in good condition. However, units in need of rehabilitation exist in older residential areas of the City. The Code Enforcement CRRP-R, Clovis Housing Improvement Program, Summer Painting Program, CDBG funds and Tool Lending programs address the rehabilitation of both multi-family and single-family units in these areas. The primary beneficiaries of these programs would be renters and low income households. It is assumed that Above Moderate income households will rehabilitate units as needed through private efforts.

Preservation

There are 57 affordable, assisted units in the City of Clovis that are eligible to convert to market rate within ten years. The Preservation of At-Risk Units Program is the primary vehicle by which these units will be attempted to be preserved.

Creek Park Village Apartments provides 57 units which are set aside for low and very low income households. These units are eligible to convert to market rate in 1995. The City will consider providing incentives to the property owner to continue to set aside these 57 units. The City will also explore the possibility of providing tenant-based subsidies should the property owner wish to place these assisted units at market rate.

**Table 4-36
Quantified Objectives by Program**

Program	Very Low	Low	Moderate	Above Moderate	Total
NEW CONSTRUCTION					
CCDA/CUSD/Non-profits ^{1,4}	8	35	8	--	51
CCDA/Private Developer ⁴	15	30	55	--	100
Second Units	2	2	--	--	4
MRB Multifamily	33	120	20	--	173
Mortgage Credit Certificates ²	--	15	35	--	50
Shelters/Transitional Housing	12	--	--	--	12
Market Rate Housing	296	197	305	2,315	3,286
Section 202	12	8	--	--	20
HOME Program ^{2,3}	16	16	16	--	48
Subtotal	394	423	439	2,315	3,571
HOUSING PRESERVATION					
Section 8 Rental Vouchers	40	40	--	--	80
Preservation of At-Risk	36	21	--	--	57
Redevelopment Replacement	1	--	--	--	1
Existing Assisted Housing	66	--	--	--	66
Code Enforcement (Replacement)	1			--	1
SUBTOTAL	144	61	--	--	205
REHABILITATION					
HOME Program ²	12	10	--	--	22
Rental Rehab ²	12	12		--	24
Clovis Home Improvement Program (Residential Rehab)	60	80	80	--	220
CHRP-0 ²	10	10		--	20
CHRP-R ²	16	16	--	--	24
Tool Lending	10	25	15	--	50
Subtotal	120	153	95	--	368
TOTAL	658	637	534	2,315	4,144

¹ Includes 25 phased single family units currently proposed for 10 Very Low and 15 Low income households

² Dependent on funding.

³ Includes 12 single family units and 30 tenant based multifamily rental units.

⁴ This objective is achieved through implementation of programs including landbanking, equity sharing, CDBG, CHFA, and other resources available to the City.

Notes to Chapter 4

1. Stanley R. Hoffman Associates, Inc. and the City of Fresno, Existing Trends, Population Projections in the FCMA, August 27, 1992.
2. Personal communication with Ed Schumaker, Analyst with the EDD Labor Market Information Division. January 4, 1992.
3. U.S. Bureau of the Census, 1990 Median Housing Value.
4. Source: Urban Decision Systems.
5. New Home Trends is a publication based out of Sacramento.
6. Personal communication with Dan Bott, editor of New Home Trends, 1992.

5 PUBLIC FACILITIES



Clovis High School at corner of Fifth and Osmon, c. 1902

Chapter 5

PUBLIC FACILITIES

Introduction and Authority

This element defines policy for public facilities, services and activities in the City of Clovis including infrastructure (water, wastewater and drainage), educational facilities, civic institutions and cultural support facilities. Parks and recreation facilities are discussed in the Open Space/Conservation Element. Police and Fire protection, as well as flood control and hazardous waste are addressed as an integral part of the Safety Element. Related water conservation/quality issues are discussed in the Open Space/Conservation Element. Parks and recreation facilities are integrated into the Open Space/Conservation Element.

The Land Use Element designates land for public facilities and institutional uses to be reserved to serve existing and future residents and employees. Exact location of public facilities and services will be established for the three Urban Centers in conjunction with precise land use designations through specific plans.

State planning law does not mandate or provide guidelines for the preparation of a public facilities and services element. However, communities in California must address the issues of providing adequate infrastructure and community services to expanding

populations and methods of financing these improvements. Sewer, water and other infrastructure must be planned in conjunction with land use in order to properly accommodate growth. Community services must be efficiently staffed, managed and located to meet the needs of citizens. If a pro-active stance is taken, problems associated with inadequate capacity can be avoided. This element sets policy direction and lists actions to be undertaken to meet the basic objective of providing adequate community infrastructure and services.

Setting

Infrastructure is the underlying foundation of a city, constituting basic public services used to support and serve urban development. It is what the city relies upon as a framework to provide and maintain a healthy and safe living environment. Clovis's infrastructure is comprised of its water, wastewater, storm drainage/flood control, and solid waste systems. The Infrastructure Technical Reports for Water, Wastewater Collection and Disposal, and Flood Control and Storm Drainage, located in the Technical Appendices, identify existing needs and future requirements to accommodate growth and expansion, and were used as a basis for this General Plan.

Community facilities are public and semi-public services and facilities that are provided to the Clovis community. This element addresses schools, libraries and civic functions. The reader is referred to the General Plan EIR and Technical Appendices for detailed analysis of existing needs and future requirements of community facilities.

Water

The City of Clovis presently, and historically, depends totally upon groundwater as the supply source for domestic water. The groundwater reservoir beneath the City is tapped by numerous domestic water wells throughout the City and is then pumped, on demand, to supply the City's water consumption needs. Two of the wells have had well head treatment facilities installed for the treatment of contaminated water.

From a historical context, withdrawal of groundwater within the Clovis/Fresno metropolitan area and surrounding regions has exceeded the amount replenished to the groundwater by recharge. The principal means of artificial groundwater recharge include the City of Fresno's Leaky Acres groundwater recharge facility, the City of Clovis' current and proposed groundwater recharge facilities, the Fresno Metropolitan Flood Control District (FMFCD) storm drainage retention basins and the recharge that occurs along the canal distribution system of the Fresno Irrigation District (FID). The groundwater recharge program presently conducted by the City of Clovis involves participation in a contract with the U.S. Bureau of Reclamation and agreements with FID for water entitlement. The FID agreement calls for the delivery of Kings River water in proportion to the amount of incorporated land that each City has within the FID boundaries.

The City's existing water distribution system provides water service to all existing urban developed areas within the Clovis Sphere of Influence boundary. Most of the existing rural residential developed parcels that currently fall within the Study Area have their own on-site domestic water well to serve their individual water needs. Many of these wells are very low capacity or produce water quality that would not meet the requirements for a public water supply. Those parcels which are located directly adjacent to newly developed

urban land uses may have connected their existing on-site water system to the public distribution system and discontinued use of the on-site well.

Recent tests conducted by the City have determined that there are portions of the groundwater supply beneath the City that have been contaminated by man-made chemicals or that contain natural minerals at concentrations that exceed the state allowable limits. The existing wells that are found within the areas of contamination have either shut down or had well head treatment facilities constructed. New City wells have not been planned for construction in these areas. Anticipated future water quality regulations established by the State and Federal regulatory authorities may require some form of well head treatment at all public water wells owned and operated by the City.

The City prepared a 1991 Water System Master Plan to provide a blueprint for the water system necessary to meet the City's projected water demands for a complete buildout of the City's existing Sphere of Influence boundaries, which was projected by the plan to occur in the year 2014.

The City of Clovis is participating with the City of Fresno, County of Fresno, Fresno Irrigation District, and the Fresno Metropolitan Flood Control District in the preparation of initial studies for a Fresno/Clovis Metropolitan Area Water Resources Management Plan to be adopted in 1993. The essential objective of the Management Plan is to ensure provision of a safe, dependable, reliable and economical water supply that can accommodate the current and future land use decisions of the two communities through the year 2050. The Management Plan envisions an ultimate water delivery service boundary in the Clovis area to match the City's current Sphere of Influence boundary. As such, most of the General Plan Project Area that is located outside the City's present Sphere of Influence falls outside the planning area being studied by the Water Resources Management Plan.

The Water Resources Management Plan calls for:

- Maximizing the use of groundwater as the primary water source for the planning area;
- Providing well head treatment, as required to ensure that the water supply is in conformance with safe drinking water standards;

- Supplementation of the ground water supply for the planning area by importing surface water and providing treatment plants to treat the surface water;
- Providing large diameter distribution piping, together with related pumping facilities, to distribute water throughout the metropolitan area;
- Continuing with an active groundwater recharge program throughout the community in order to insure that there is no overdraft of the groundwater reservoir; and
- Continuing with appropriate water conservation measures to ensure responsible use of the water supply provided.

The City Council is interested in implementing other options.

Wastewater Collection and Disposal

The City of Clovis owns and operates the public sewer system within the current incorporated City limits, including interceptor and trunk sewers. All land within the current City of Clovis incorporated limits and Sphere of Influence, with the exception of the Nees Service Area in the northwest portion of the Sphere, has wastewater collection and conveyance service either available or planned. Clovis trunk sewers convey wastewater collected within the City to Fresno trunk sewers, per agreement with the City of Fresno. It is then conveyed to the Fresno/Clovis Regional Wastewater Treatment Plant.

The City of Clovis reimburses the City of Fresno for treatment plant construction costs and plant operation and maintenance costs in proportion to the inflow attributable to the City of Clovis relative to the total plant inflow. Funding is generated by monthly sewer fees charged to sewer users and capital facilities charges assessed to all new developments within the community. Monies collected from these sources fund the construction, operation, and maintenance of wastewater collection and conveyance facilities within Clovis as well.

Storm Drainage

Historically, the community of Clovis has provided its own drainage control facilities for most of the incorporated portions of the City. Initially, these facilities consisted of drain basins and discharges to the natural water courses that traversed through the area. In 1991, the City of Clovis entered into an agreement with the Fresno Metropolitan Flood Control District (FMFCD) for the FMFCD to provide all storm drainage services within the incorporated areas of the City of Clovis. Presently, the Fresno Metropolitan Flood Control District is the single agency that provides flood control in urban and rural areas of the Project Area.

The District's Urban Storm Drainage Management Plan is based on the development of a system of storm drainage collection inlets and pipeline facilities that discharges to retention/recharge basins for the disposal of collected runoff during storm periods. This system provides the primary means of urban storm drainage control. In some instances, sufficient land for retention basin facilities is not available. In these cases, some urban drainage is either pumped directly into the natural channels or irrigation canals that traverse the District or is temporarily detained within retention basins and then pumped to the canals during or after storm events. The existing irrigation canal systems and natural channels have limited drainage capacity and therefore, the discharging of storm water runoff to these channels must be carefully managed to insure that down stream channel capacities are not exceeded.

The District has an extensive existing urban storm drainage system in place and operational within the boundaries of the present Sphere of Influence of the City of Clovis. These systems are designed to handle the urban runoff developed from within the Sphere of Influence area. They are not designed to accommodate any foreign flood waters that may pass through the Sphere of Influence from outside areas to the north and east.

The system consists primarily of a network of inlets and pipe collection systems that direct area runoff flows to 15 retention basins within the City. The basins have multiple purposes: in addition to meeting the urban drainage disposal needs for a given watershed area, they recharge runoff water to the groundwater aquifer and, in many cases, provide recreational opportunities within the area. In addition,

many of the basins are used during the dry season for groundwater recharge using irrigation water, which is obtained through water entitlements owned by the City of Clovis. Within the City's Sphere of Influence boundaries there are three proposed retention basin sites that the FMFCD proposes for acquisition during 1993. When these are acquired, the needs of development activities which may occur in the watershed areas of these basins will be met.

Solid Waste

The City of Clovis Solid Waste Division provides solid waste disposal services to the incorporated region of the Project Area. The County of Fresno Public Works Division provides solid waste disposal services to the Sphere of Influence and unincorporated Study Area, as well as private collection companies. The City of Clovis owns one disposal site which services residents of the City and some foothill areas. The life span of the landfill is forecast to exceed 2025. Industrial waste collected by private haulers is taken to regional public and private facilities. Currently, adequate disposal site capacity exists for the Project Area. The City's Municipal Code identifies minimum level of service as one 100-gallon container for residential land uses and one cubic yard container for multi-family residential and commercial/industrial land uses. This standard may be increased or decreased based on individual case analysis. The Fresno County Source Reduction and Recycling Element (SRRE) was adopted in January of 1992. Implementation of the SRRE programs are necessary to achieve the 25 percent diversion goal by 1995 and 50 percent diversion goal by 2000. The City currently has drop-off recycling locations, buy-back centers, and a single-family and multi-family curbside recycling program. The City adopted its Household Hazardous Waste Element (HHWE) in January, 1992. Hazardous, toxic and infectious waste is collected by various haulers and taken to disposal sites outside the Project Area. The County of Fresno Public Works Department maintains two landfills to handle solid waste generated by residents and businesses within their service area. It is the responsibility of individual property owners in the unincorporated portions of the Project Area to obtain service from private solid waste disposal haulers that are regulated and permitted by the Fresno County Health Department.

Schools

The Clovis Unified School District (CUSD), Sanger Unified School District (SUSD), and Fresno Unified School District (FUSD) provide service to the Project Area. The CUSD operates as the major service provider for the City of Clovis, with 19 educational facilities in operation. Eight of these facilities serve attendance areas which are partially outside of the Project Area. All but five facilities have enrollments which meet or exceed established design capacity.

The CUSD has a number of new facilities planned. A high school and elementary school are proposed for completion by 1995. These schools are clustered in the 160-acre "educational campus" in the Northwest Urban Center Specific Plan Area with the existing Alta Sierra Middle School. Additional facilities needed in the CUSD rely on a proposed \$49.2 million bond issue. These funds would allow for the modernization and additions to existing schools and new District facilities, the bond measure would fund the purchase of two elementary school sites and completion of plans and specifications for the sites; the purchase of the site for the second (Northeast) educational center; and the construction of three year-round elementary schools.

One Sanger Unified School District facility, Fairmont Elementary School, provides service to the Project Area. Four of Fresno Unified School District's facilities service a small southwest portion of the Project Area. Similar to both Clovis Unified and Sanger Unified, Fresno also has current enrollments which exceed existing design capacities.

Library

The Fresno County Library District holds responsibility for the operation of library facilities in Clovis. A 8,700 square foot library facility is located in downtown Clovis. The current sources of revenue for the library are based on a percentage of the County's property tax. The County has established a service standard of .33 square feet per capita. Based on this standard, the existing facility adequately serves the current population of the community.

Issues and Intent

The intent of the General Plan is to provide for an attractive, safe and well-functioning community with a high quality of public services and facilities to enhance the quality of life for all residents and promote community identity. The Plan promotes a coordinated and integrated development of the area through the balanced distribution of services and facilities.

The City of Clovis must accommodate short-term and long-term planned development by providing adequate water supplies and an integrated system of water, wastewater, reclaimed water and storm drainage facilities, as well as educational, civic, library and solid waste services to meet public needs.

Water

Buildout of the General Plan results in increased water consumption needs. The inability to develop a sufficient number of water supply wells within the Study Area to meet build-out demand is not necessarily a limiting restriction on the ability to develop the Study Area to urban use. If the City of Clovis continues to utilize groundwater as their primary water supply source they must ensure that the balance of water extracted from the underground aquifer is equal to or less than the water that is recharged to the underground aquifer. As areas are annexed to the City, the FID water entitlements associated with those lands are purchased by the City. The City uses the purchased agricultural water as a primary source of water for recharging the groundwater aquifer.

Previous studies conducted by the City of Clovis and the City of Fresno have determined that the conversion of agricultural land to medium and low density residential land uses can result in a decrease in land area water consumption requirements. Therefore, those portions of the General Plan Project Area that lie to the south and southwest of the Enterprise Canal, which is land located within the Fresno Irrigation District's service area, will generate a water surplus upon its conversion from agricultural land to residential land. Those portions of the Project Area that lie to the north or northeast of the Enterprise Canal will not generate a water surplus by converting from open land or agricultural land to residential land.

The Water Plan takes into account a water balance equation between land uses located to the north and east of the Enterprise Canal, which create a water deficit, and land uses to the south and west of the Enterprise Canal, which carry an excess water capacity. The Plan assumes that storm water recharge will be used to supplement the water imbalance resulting from development north of the Enterprise Canal. The City could manage the water resources within the community based on the premise of importing and moving water throughout the community from locations where an adequate supply of good water is available to locations where either the water quality, or water quantity, is insufficient to meet the localized demand within a given area. The importing of surface waters to the Metropolitan Area, based on FID contracts with water treatment facilities as a means of supplementing water to growth areas that are unable to develop adequate water supplies within those areas is key to the Plan. Drain basin recharge is intended to further supplement the system.

The City should expand upon their 1991 Water System Master Plan in order to determine the extent of water supply storage and distribution facilities that will be required to meet the water use demands created by the land use densities that are proposed in the General Plan. This master plan expansion may have to weigh heavily upon the implementation of the ultimate Management Plan that is adopted by the Fresno/Clovis Metropolitan Water Resources Agencies. There may be a need for identifying phasing of the land use developments within the study area. Such phasing would be contingent upon the phasing of the water supply and distribution facilities available to or within the City of Clovis or within the Metropolitan Area as identified by the Regional Water Resources Management Plan.

Wastewater

The impacts of wastewater and sludge generated by future growth on the natural environment need to be reduced in conjunction with further benefits to the community of more aesthetic and practical solutions to waste disposal. The rate of wastewater flow generated from the Project Area is directly dependent on the land uses and density established by the Land Use Plan.

The General Plan Project Area includes large tracts of land that are planned for Agricultural and Rural Residential uses. Currently, and historically, such areas in and around the City of Clovis have utilized individual onsite wastewater disposal facilities, such as septic tank and leach field systems. As high costs per dwelling unit are associated with the construction of sewers to serve areas planned for Agricultural and Rural Residential, these land uses would continue, in the short term to rely on individual wastewater disposal systems. The City is analyzing the feasibility, both fiscally and physically, of extending wastewater systems to rural residential areas in the future to comply with increasing State requirements for water quality, and to ensure that, if on-site water and wastewater systems are not possible, that adequate infrastructure support is available to meet needs.

Wastewater disposal facilities must be considered for the three Urban Center Specific Plan areas as well as the Nees Service Area, for which public sewer service is not currently available, as shown on the Sewer Service Area Plan. Future development in the Project Area will result in the need for upgrading and improvements, in addition to the provision of wastewater collection and disposal service for the three new service areas.

Urban Drainage

A key issue concerning the future of Clovis is the provision of drainage infrastructure and the ability to prevent stormwater and other drainage from becoming a damaging and disruptive element. Development within the Clovis Project Area requires the resolution of drainage issues. The level of urban development proposed by this General Plan requires extensive drainage and related flood control infrastructure to provide acceptable levels of protection for people and property.

Portions of the General Plan area have previously been master planned for storm drainage collection and disposal facilities. Areas in the easterly and northerly portion of plan, which have not previously been planned for urban development, have not had urban storm drainage planning prepared. Most of these areas are currently utilized as agricultural or rural residential properties. The current agricultural and rural residential properties generate low rainfall runoff which is partially contained in retention facilities constructed

as a part of rural residential development projects, or is collected in existing natural low areas of agricultural and open land, with any excess runoff draining to the various natural water courses of the area.

In the process of converting land within the plan area from nondeveloped to developed, or from a lessor development density to a greater development density, there will be an increase in rainfall runoff. Such runoff increase must be accounted for at the time of development. In addition, as a watershed area is converted from a rural to urban use, the natural alignment of the watercourse may be affected, and in some cases obliterated.

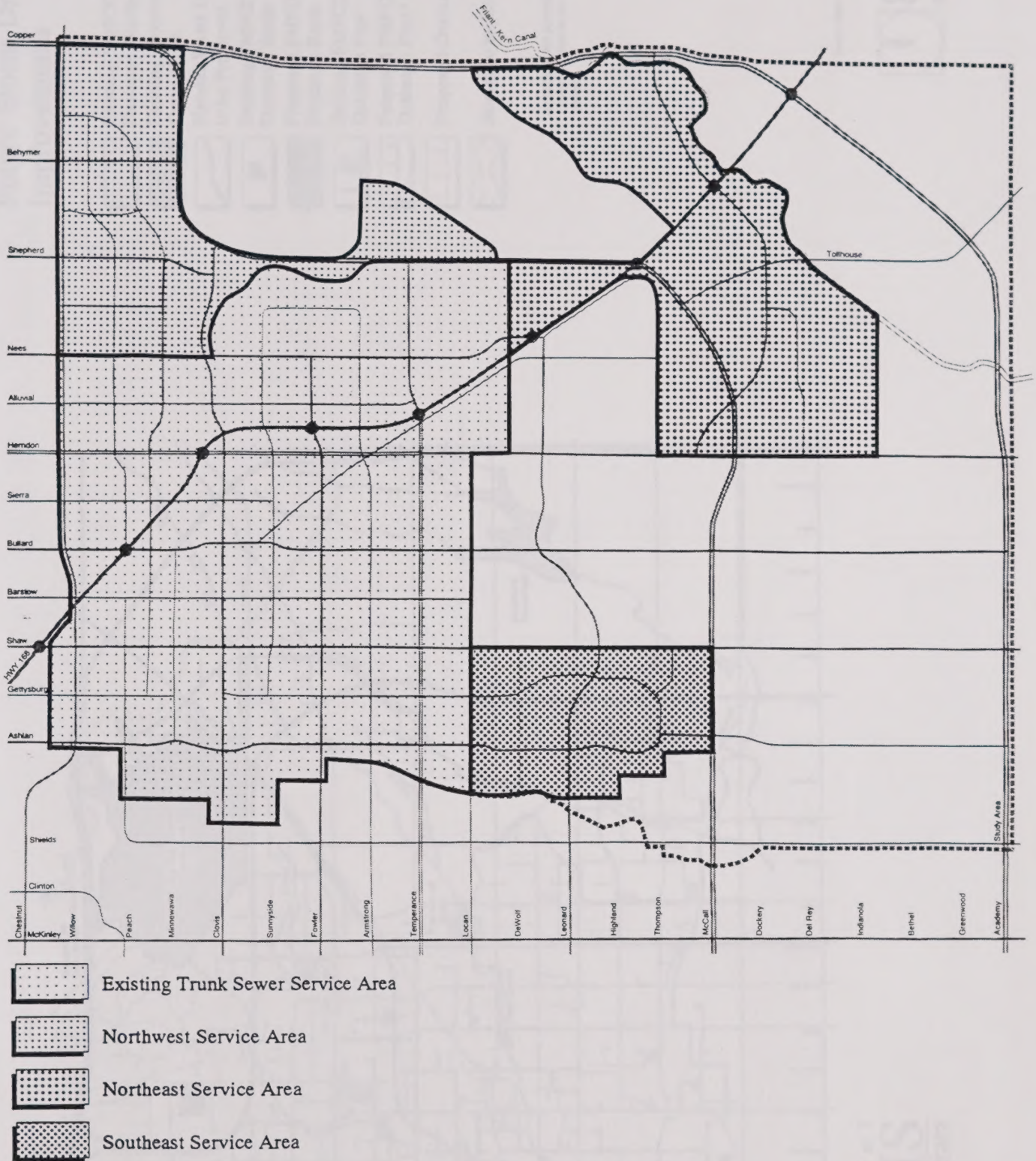
For the land areas that are currently not master planned for storm drainage facilities, a storm drainage master plan will have to be developed prior to allowing development of these areas. The FMFCD requires that all properties contribute their proportionate share of the cost of the development of the public drainage system required to provide drainage service. Preliminary analysis indicates that nine new storm drainage retention basins, varying in size between 10 and 16 acres, will be required to provide the storm water disposal needs for the new planned urban areas.

Specifically, this system would include defined local watersheds with collection facilities and retention basins. The natural water courses that traverse this area, Alluvial Drain, Pup Creek and Dog Creek will be preserved and protected during any development of this area. No urban runoff from development within this area would be allowed to drain to these natural water courses. Channel improvements of the natural water courses will be required of development that may occur in the study area. Such requirements would insure that the natural water courses are able to pass their projected flood flows without effecting new land use developments.

Civic Institutions, Library and Cultural Facilities

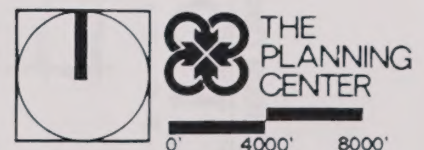
Population and economic growth causes increases in the demand for municipal services, which are important in defining the community's quality of life. The quality and provision of these facilities and services is linked to, and impacted by new growth. In particular, the amount and location of development are significant factors. However, it is difficult to establish a direct

Sewer Service Area Plan

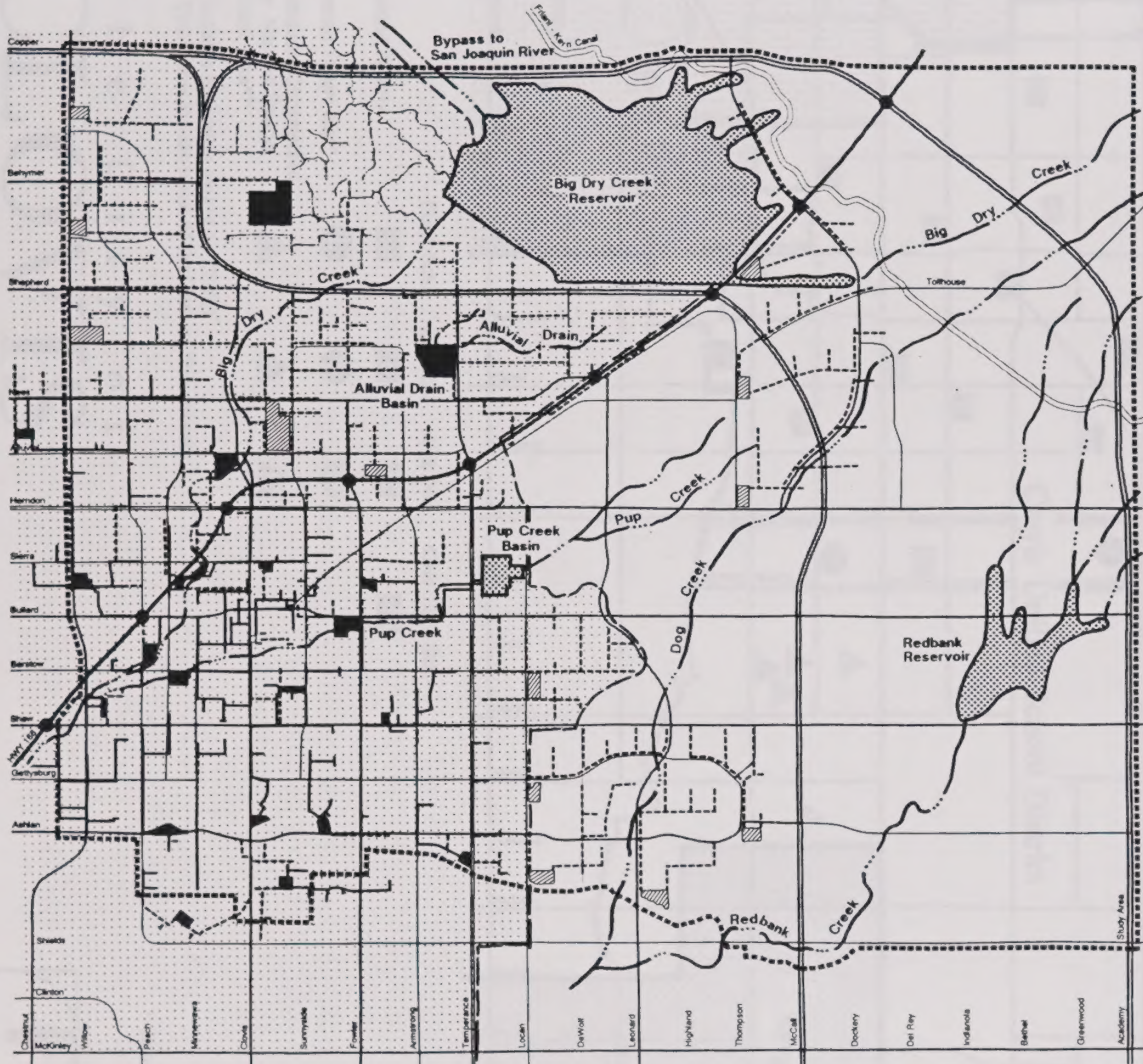


Source: Blair, Church & Flynn Engineers

The City of
CLOVIS
 General Plan Program



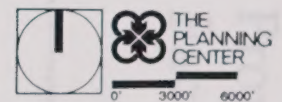
Future Storm Drain Improvements



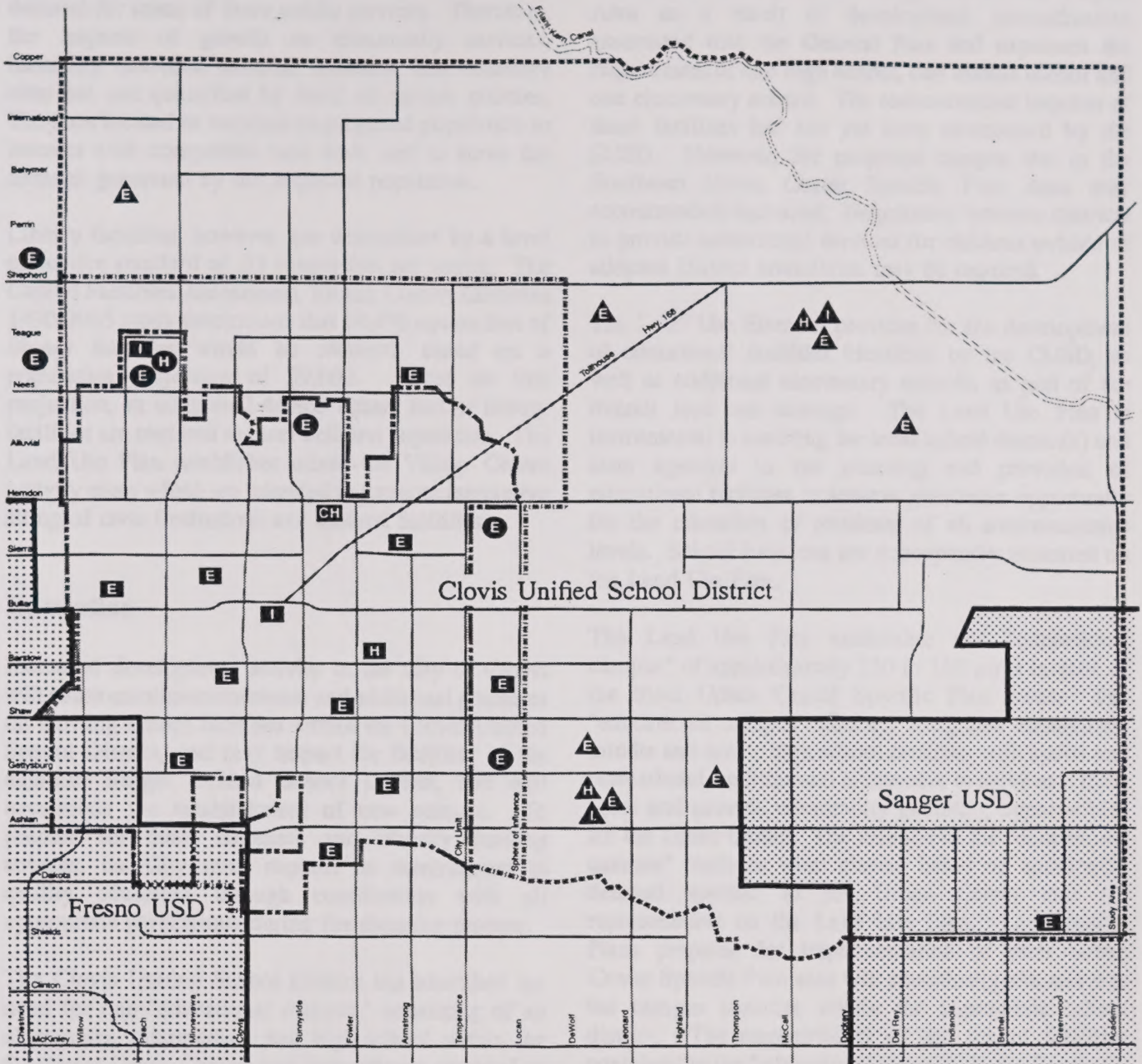
*Alignments are preliminary and will be further studied in the specific planning process.

The City of
CLOVIS
General Plan Program

Source: Blair, Church & Flynn Engineers



Existing and Proposed School Facilities



Elem. Sch. Int. Sch. High Sch. Cont. High Sch.

Existing Facility

E

I

H

CH

Planned Future Site*

E

I

H

Additional Generalized
Site Needed Due to
General Plan**

E

I

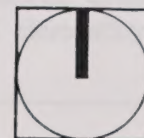
H

* Includes properties owned by CUSD

** These sites are the result of the General Plan process.

Source: Clovis Unified School District

The City of
CLOVIS
General Plan Program



correlation between an increment of growth represented by a development proposal and the additional cost and demand for some of these public services. Therefore, the impacts of growth on community services, including churches, hospital facilities, and cemetery sites are not quantified by level of service policies. They are located in response to projected population to interact with compatible land uses, and to serve the demand generated by the projected population.

Library facilities, however, are determined by a level of service standard of .33 square feet per capita. The Capital Facilities Assessment, Fresno County Libraries 1990-2005 study determined that 19,470 square feet of library facilities would be required, based on a population projection of 59,000. Based on this projection, an additional 44,863 square feet of library facilities are required to meet buildout population. The Land Use Plan establishes mixed-use Village Center activity cores which are intended to promote interactive siting of civic institutions and cultural facilities.

Education

Increased development activity in the City of Clovis will cause enrollment increases and additional pressures on existing school facilities within the Clovis Unified School District, and may impact the facilities of the adjacent Sanger Unified School District, and will necessitate the establishment of new schools. To prepare for these increases and identify funding sources, the City must support its commitment to quality education through coordination with all appropriate participants during the planning process.

The Clovis Unified School District has identified the need for one "educational campus," consisting of an elementary, intermediate and high school within the Southeast Urban Center, one "educational campus" in the northwest portion of the Project Area for which sites are to be purchased through bond issue SB 1287 and four elementary schools in addition to the facilities proposed under bond issue SB 1287 to meet the needs of the General Plan buildout population. The "Campus" site in the Southeast Urban Center Specific Plan Area is adjacent to the current CUSD boundary and SUSD boundary, within the CUSD boundary. The proposed site was chosen based on an anticipated demand specific to that Urban Center area. Clovis has indicated they would like responsibility for the site, although the site may also provide service to children

within the Sanger Unified School District boundaries. The SUSD anticipates future growth of the Project Area as a result of development intensification associated with the General Plan and expresses the requirement of one high school, one middle school and one elementary school. The recommended location of these facilities has not yet been determined by the SUSD. However, the proposed campus site in the Southeast Urban Center Specific Plan Area may accommodate that need. Negotiation between districts to provide educational services for children outside of adopted District boundaries may be required.

The Land Use Element provides for the development of educational facilities identified by the CUSD, as well as additional elementary schools, as part of the overall land use strategy. The Land Use Plan is instrumental in assisting the local school district(s) and state agencies in the planning and provision of educational facilities to achieve maximum opportunity for the education of residents of all socioeconomic levels. School locations are conceptually indicated on the Land Use Plan.

The Land Use Plan establishes one "educational campus" of approximately 130 to 160 acres in each of the three Urban Center Specific Plan areas. The "educational campus" concept integrates elementary, middle and senior high school facilities with sports and recreational facilities and is intended to serve as a focal point and provide community gathering opportunities for the Urban Center. The location of the "educational campus" facilities were chosen based on anticipated demand specific to the Urban Center and are representative on the Land Use Plan. The Specific Plans prepared for implementation of each Urban Center Specific Plan area will specifically site and size the campus facilities within the appropriate school district. The responsibility of the school facilities contained in the "educational campus" in the Southeast Urban Center Specific Plan Area may be divided between the two school districts, boundaries may be adjusted during the Specific Plan process as a result of coordination between Districts or negotiation for provision of services for children outside of adopted boundaries undertaken.

The School Facilities Plan identifies the proposed facilities under bond issue SB 1287, the additional elementary schools, and the facilities under construction in the Northwest Urban Center Specific Plan Area. Additional elementary schools will be

located at the Specific Plan level for the three Urban Center Specific Plan Areas as the need is determined and funding is available as part of the Specific Plan implementation process.

Solid Waste

Intensification of land uses and population increases in the Project Area will result in a significant increase in the amount of solid waste generated. Assuming full buildout of the Clovis Project Area and current waste generation rates, over 270,000 tons of solid waste will be generated annually. All but the American Avenue landfill operated by Fresno County Public Works Department will reach capacity by 2025, which takes into account the expansion of the City's existing site with capacity estimated to 2025. Adherence to the Fresno County Waste Management Source Reduction and Recycling Plan, as well as adherence to the California Waste Management Act (AB939), may reduce solid waste generated and extend the life of the landfills beyond this date. New landfill capacity will need to be identified and secured.

Goals and Policies

Goal 1:

Maintain and Improve Clovis' Infrastructure to protect Clovis' health and safety.

Policy 1.1: Provide adequate public infrastructure and services to meet the needs of existing and future development.

Actions:

- Through development review, the City shall ensure that utilities are adequately sized to accommodate the proposed development and, if applicable, allow for extensions for future developments, consistent with Master Plans.
- As part of the Specific Plan required to implement the individual Urban Centers, comprehensive infrastructure plans will be prepared and adopted by the City.

- The City shall develop a plan which establishes priorities and corrects existing inadequacies in the City's infrastructure system.
- Implement the construction of the stormwater drainage system, water system and sewer system master plans.
- New development shall contribute its fair share of the cost of on-site and off-site public infrastructure and services. This shall include installation of public facilities, payment of impact fees, and participation in a Capital Improvement Financing Program.
- The City may require developments to install off-site facilities which are in excess of a development's fair share. However, the City shall establish a funding mechanism to reimburse the developer for the amount in excess of the fair share costs.
- The City should apply for Federal, State and regional funding sources set aside to finance infrastructure costs.

Policy 1.2: Utilize existing infrastructure and public service capacities to the maximum extent possible and provide for the logical, timely and economically efficient extension of infrastructure and services where necessary.

Action:

- Include a phasing plan in all specific plans providing for roads, sewer, water supply, drainage facilities, schools, parks and other appropriate governmental facilities, as well as schedule for their timely installation. The phasing plan shall ensure that the provision of these public facilities will keep pace with anticipated demand, maintaining prudent fiscal management of the City's resources.

Policy 1.3: Optimize use of Project Area resources for efficient siting of public facilities.

Actions:

- The City should expand existing facilities to the extent possible at present locations.
- The City should obtain, purchase or preserve rights to open space such as transitioning agriculture lands for proposed major treatment plants and storage facilities.
- Future water treatment plants should be located near potential water sources if possible. This will reduce pumping and pipeline costs and allow for gravity distribution of treated water.
- Major transmission, distribution and outfall pipelines and drainage channels should be located in transportation corridor rights-of-way to the extent possible.
- The City should consider the reservation of some of the designated ponding basins/joint recreation areas for future underground water storage reservoirs.

Goal 2:

New Development Which Includes a Full Complement of Infrastructure and Public Facilities.

Policy 2.1: New development will provide or pay for its fair share of public facility and infrastructure improvements.

Actions:

- Prepare and adopt adequate fee schedules to meet the cost of planned improvements, with annual review and update as part of the City budget process.

Goal 3:

A Comprehensive Wastewater Infrastructure System in Clovis.

Policy 3.1: Provide adequate wastewater collection and treatment capacity for planned development in Clovis.

Actions:

- Maintain the existing wastewater system on a regular basis to increase the lifetime of the system.
- Develop a wastewater management strategy which evaluates: 1) expansion of the existing Regional Treatment Plant to accommodate increased wastewater flow and participation in the construction of four new trunk sewers; 2) construction and operation of two new wastewater treatment plants by the City of Clovis—one which serves the Urban Center Specific Plan Area One and one which serves the combined flows of Urban Center Specific Plan Areas Two and Three; 3) construction and operation of three new wastewater treatment plants by the City of Clovis—one for each Urban Center Specific Plan Area; and 4) construction and operation of a single new wastewater treatment plant in the eastern portion of the Project Area by the City of Clovis to serve all three service areas of the City, with wastewater generated within Urban Center Specific Plan Area One—conveyed to the plant by gravity flow in a new trunk sewer.
- Update the existing Sewer Master Plan for each existing trunk sewer service area. The Sewer Master Plan update will be intended to determine whether the land use densities proposed by the General Plan will result in the need for additional collection capacity within each existing service area, or whether excess capacity may be available in existing trunk sewer facilities.
- Prepare a Sewer Master Plan for the provision of wastewater collection and disposal services to areas of the General Plan Project Area lying outside of existing Trunk Sewer Service Areas.
- Restrict development in areas that are not currently included within existing Trunk Sewer Service Areas until a Sewer Master Plan has been prepared and sewer collection and disposal facilities are available, or can be made available, to provide services to proposed development.

- Restrict development in rural residential areas unless it can be demonstrated that it is feasible, and not harmful, to develop onsite wastewater disposal facilities. If onsite facilities prove to be infeasible, rural residential development may be allowed if the development connects to, or develops, a portion of the City's master planned sewage collection facilities.

Policy 3.2: As new water facilities are developed and operated by the City, use reclaimed water to reduce non-potable water demands wherever practical.

Actions:

- The City should provide reclaimed water systems, including pipelines, pump stations and storage ponds, to primarily serve as irrigation for feed and fodder crops.
- The City should conduct a reclaimed water market study to identify other potential users within a defined geographic area around each proposed wastewater treatment/reclamation plant. Potential users include multi-family housing complexes, cemeteries, office parks, industrial users, agricultural irrigation, golf courses, and transit corridor parkways.
- The City should prepare a Reclaimed Water Master Plan based on the results of the reclaimed water market study which evaluates the facilities and costs required to serve potential users, determines required capacities of facilities and presents an implementation plan.
- The City should consider innovative water systems such as dual piping system in new residential subdivisions for use on open space areas such as golf courses, common areas and/or water features, if it reduces the need for additional water supplies to serve specific developments and provide financial incentives or other assistance to developers to facilitate construction of such systems.

Policy 3.3: Create market opportunities for reclaimed water.

Actions:

- Investigate provision of financial incentives to businesses and industries for use of reclaimed water for irrigation or process water such as reduced connection fees and/or water rates.
- Consider the use of reclaimed water for dust control and other uses at construction sites, as feasible.
- Establish water reuse programs to encourage and guide potential reclaimed water users.

Goal 4:

A comprehensive water source, distribution and treatment infrastructure system in Clovis.

Policy 4.1: Ensure that adequate water supply can be provided within the City's service area, concurrent with service expansion and population growth.

Actions:

- Pursue acquisition of additional sources of water supply to meet the City's future demands. Possible solutions might include: (1) Conversion of agricultural water rights to municipal and industrial uses; (2) Acquisition of water rights from outside entities; (3) Exchange of reclaimed water for potable water as irrigation supply; (4) Exploration of surface water rights; (5) Implement the full use of Clovis surface water allocations.
- Update the City's Water Master Plan for the Sphere of Influence Area, including detailed analysis of adequacy of existing and planned water distribution and storage facilities to meet minimum pressure and flow requirements.
- Prepare a water system Master Plan for the provision of water supply and distribution for the areas of the General Plan within the Study Area.

- Review the current water system maintenance program and coordinate planned water main replacements with the updated Water Master Plan.
- No development will be allowed to occur in areas that are not currently within the existing (1992) City of Clovis Sphere of Influence boundary until a water system master plan has been prepared and adequate water supply and distribution facilities are available or can be made available to provide service to the proposed development areas.
- Rural residential development may be allowed to connect to, or develop, a portion of the City's Master Planned Water Supply and Distribution Facilities.
- Continue to work with other water agencies within the Fresno/Clovis Metropolitan Area to ensure that adequate water supply and distribution facilities can be developed to meet the growth of the Metropolitan Areas. Such coordination will not necessarily require the development of common water supply and distribution facilities among the agencies involved. The primary goal of such coordination shall be the development of individual agency, or joint agency, programs and facilities that will meet the water supply needs of the current, and future, metropolitan area while protecting the area's valuable natural resource by maintaining a water balance between the extraction of groundwater and recharge to the groundwater aquifer.
- Continue the City's water conservation program.

Policy 4.2: Provide better water quality for City residents while increasing water system reliability and protecting the groundwater basin from overdraft.

Actions:

- Maintain compliance with the Federal Safe Drinking Water Act and State Surface Water Treatment Rule.

- Determine a criterion for allowing development in new areas to be the availability of adequate water supplies to serve the water demands of these areas.
- Supplement the City's reliance on groundwater supplies with maximum use of available surface water supplies to meet daily water demands.
- Sponsor legislation to restrict non-public agency access to groundwater, except on lands designated as Agricultural and Rural Residential.

Goal 5:

A comprehensive drainage system in Clovis.

Policy 5.1: Provide effective storm drainage facilities for planned development in accordance with existing design standards.

Actions:

- The City of Clovis maintains its agreement for the FMFCD to be responsible for all storm drainage master planning, multiple use of storm water basins and system implementation within the General Plan area.
- Update the existing FMFCD storm drainage Master Plan to account for changes in expected storm drainage runoff due to changed land uses with the storm drainage master plan area.
- As part of the update of the existing FMFCD Master Plan, include a detailed analysis of the adequacy of proposed storm drainage facilities to serve the needs of future development and intensification of the City.
- Expand the FMFCD storm drainage Master Plan to include all of the General Plan area, in increments as land is proposed for development and need is demonstrated.
- Require all developments to comply with the FMFCD storm drainage Master Plan.

- Installation of facilities necessary to provide services to the project will be based on the full buildout scenario.
- The FMFCD Plans are to be consistent with the General Plan and City design standards.

Policy 5.2: Integrate drainage facilities with bike paths, sidewalks, recreation facilities, agricultural activities and landscaping.

Actions:

- Provide drainage channels in transportation or canal/easement trail systems.
- Stormwater detention ponds and the drainage system should be designed to appear natural in character with rounded or sculpted edges, and use natural materials and abundant landscaping, as feasible. Dual use of recreation facilities is planned where conditions are compatible.
- Siting of detention ponds and drainage channels should be optimized for infrastructure needs while considering the availability and suitability of open space as a factor in location.
- Stormwater channels and detention ponds should be configured so that the maximum water surface elevation is at or below ground surface.

Policy 5.3: Reduce or eliminate the affect that development will have on natural watercourses.

Actions:

- Construct a storm drain collection system as adopted by FMFCD to meet the drainage needs of the urban development within each Urban Center development area and protect and re-establish natural water courses in accordance with FMFCD Storm Drainage Master Plan and policies.
- Identify and preserve natural water courses that collect rainfall runoff from rural areas adjacent to urban areas and allow it to convey that runoff through each developed area to its designated retention facility.

Goal 6:

Adequate school facilities for all students in the Clovis Project Area.

Policy 6.1: Provide elementary, intermediate and high school facilities that are centrally located to the populations they serve and adequate to serve community growth.

Actions:

- Facilitate involvement of the School Districts during the preparation of Specific Plans for the Urban Centers to ensure that school facilities are adequately sized, located and funded to serve the projected needs of the Specific Plan area according to the standards of the appropriate school district.
- In cooperation with School Districts, determine student generation rates with the school districts for various dwelling units and building product types.
- Locate school facilities within the Urban Center Specific Plan areas within an "educational campus" which provides for joint use of playfields, open space and recreational amenities.
- Monitor the residential growth within the City and work with local school districts to expand facilities and services to meet educational needs.
- CUSD and Sanger School District will designate new sites in addition to those identified by the Land Use Plan based on its own site selection study project, in coordination with the City of Clovis.
- Protect potential for school facilities by designating school sites on the Land Use Plan.
- The City shall ensure that school facility impact fees are collected and shall work with developers and the school districts to establish mitigation measures to ensure that school facilities will be available.

- Work closely with the School Districts in identifying and pursuing new sources of adequate funding for the rehabilitation, improvement, expansion and construction of existing and future school facilities that will benefit the students of the City.
- Coordinate the planning and siting of schools with the Clovis Unified School District and other public facility providers at an early stage in the planning and approval process to support the "educational campus" concept, and provide adequate parking facilities, drop-off and pick-up areas and circulation access.
- Facilitate coordination between School Districts in the siting and responsibility for school facilities.
- Recognizing the independent fiscal and operational authority of school districts regarding service boundaries, resource allocations and related considerations, seek the reconciliation of school district boundaries so that, to the maximum extent possible, students in the City are served by a single school district.
- Continue School District/Community Development Department partnership for joint use of school recreational facilities.

Policy 6.2: Provide for secondary school opportunities.

Action:

- Support the development of a community college campus in the Northwest Urban Center.

Goal 7:

Cultural and public community services that improve and maintain the quality of life for the residents of the Clovis community.

Policy 7.1: The City will meet the cultural, spiritual and health related needs of the community by incorporating such facilities and services in development and redevelopment proposals.

Actions:

- The City should explore funding from additional sources to supplement cultural, community and library services. These may include state and federal grants, loans and donations, and sponsorships by local and national corporations, businesses and employment generators, and other private individuals and groups.
- Encourage a range of health related facilities in Clovis to meet the needs of a growing population, including rehabilitation centers, walk-in medical centers, and full service hospital.
- Capital and facility needs may be financed by new development, grants, user fees, assessment districts or other funding sources.
- The City shall encourage the planning and implementation of a cultural and performing arts program and facilities, museum facilities and operations.

Policy 7.2: The City shall promote consolidation of complimentary or support services to avoid duplication of programs offered in various Urban Villages, the City core, and adjacent jurisdictions.

Actions:

- Within the Urban Center Specific Plan areas, senior centers, libraries and other public facilities shall be located in proximity to each other in the 10 acre Village Center mixed-use areas to allow for integrated activities.
- Target central Clovis as the primary location for public and government facilities in the City (e.g., civic center, post office, rodeo grounds, department of motor vehicles, etc.).
- Day care centers shall be located near schools and "education campuses" to allow for before-and-after-school care, one stop convenience for pre-school facilities for toddlers and day care for infants.

- Allow for shared cultural and recreational facilities between the community and local higher educational facilities.
- Allow for parks to be located adjacent to schools in order to promote the joint use of buildings and sports facilities. "Educational campuses" in the Urban Center Specific Plan areas shall include comparable sports facilities on-site.

Policy 7.3: Provide for adequate library facilities and services consistent with community needs and coordinated with the County of Fresno; and provide a focus for community activity and cultural development.

Actions:

- The City can assist in the provision of library facilities through the provision of development and population information for long range library master plans developed for the Clovis Project Area.
- Consider joint funding with the County for library facilities, examining other potential funding resources, including state and federal, corporate and private contributions.

Goal 8:

Solid Waste management services that accommodate the growing local population without causing significant damage to environmental resources.

Policy 8.1: Establish programs to recover recyclable materials and energy from solid wastes.

Actions:

- Require source reduction and recycling to minimize waste at the point of manufacture or use.
- Encourage and support the development and implementation of methods to reduce the amount of wood and yard waste being landfilled.

- Assist the private sector wherever possible in developing methods for the reuse of inert materials (concrete, asphalt and other building materials waste) which currently uses valuable landfill space.
- The City should seek federal and state funds for projects utilizing resources and material recovery processes.
- Participate in resource and material recovery studies.
- Assist private sector industry to increase resource and material recovery from solid wastes.

Policy 8.2: Minimize the potential impacts of waste collection, transportation and the location of potential disposal facilities upon the residents of Clovis.

Actions:

- Intermediate processing facilities and materials recycling facilities shall be distanced and buffered from sensitive land uses. Where feasible, they will be sited in or adjacent to industrial areas, close to major roadways.
- Implement the City of Clovis Source Reduction and Recycling Element.
- Develop recommendations for source reduction and landfill locations which have the least environmental, social and economic impacts.
- Assist agencies involved in solid waste disposal to minimize adverse impacts on surrounding natural resources.
- Participate with Fresno County to implement Hazardous Materials Plans.
- Research the potential use of transfer stations to serve as neutral drop off points for future waste haulers and larger vehicles to eliminate excessive truck traffic to the American Avenue Landfill.
- Continue implementation of programs in cooperation with the County of Fresno to meet solid waste diversion goals of 25 percent reduction by 1995 and 50 percent reduction by 2000.



Large open spaces in the City of Chicago.

6 OPEN SPACE/CONSERVATION

OPEN SPACE/CONSERVATION

Introduction and Analysis

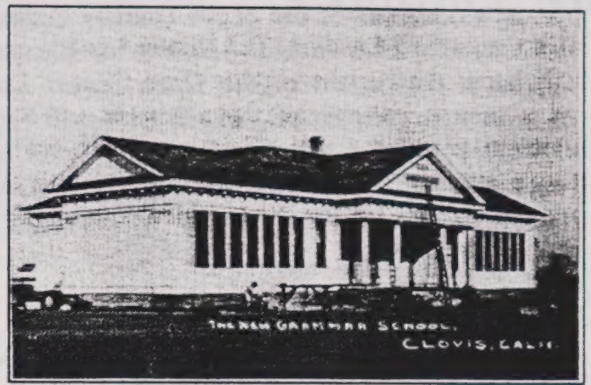
The Open Space/Conservation Program addresses public, private and urban land use in the preservation of open space and the conservation of resources. One of the main responsibilities of the program is to ensure that the City of Chicago and its various departments and agencies are working together to preserve and protect the City's natural resources. The program is designed to provide a framework for the City's various departments and agencies to work together to preserve and protect the City's natural resources. The program is designed to provide a framework for the City's various departments and agencies to work together to preserve and protect the City's natural resources. The program is designed to provide a framework for the City's various departments and agencies to work together to preserve and protect the City's natural resources.

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*Clovis Grammar School at Second Street and Pollasky,
c. 1912*

Chapter 6

OPEN SPACE/CONSERVATION

Introduction and Authority

The Open Space/Conservation Element establishes goals, policies and actions that relate to the preservation of open space and the conservation of resources. Due to the close interrelationship between content and goals and policies of the mandated Open Space and Conservation Elements and the City's 1986 Parks and Recreation Element (non-mandated), these components are integrated into one all-encompassing element. Reflecting the broad nature of topics addressed in the Open Space/Conservation Element, overlap exists between this and other elements of the General Plan. The Land Use, Circulation and Safety Elements present additional direction and policy for open space and conservation related programs. Detailed background information and impact analysis is found in the EIR and Technical Appendices.

Government Code section 65302(d) requires that all General Plans include a "...Conservation Element for the Conservation, development and utilization of natural resources including water and its hydraulic force, forests, soil, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources." The most significant conservation issues identified in State law that relate to the City of Clovis are wildlife, water resources, flood control and soils

(addressed here as agricultural lands). Soils, wildlife and water resources are addressed in this Element. Flood control is addressed in the Safety Element.

Government Code sections 65560 et.seq. detail the statutory requirements and public interest purposes that govern open space elements. Section 65562 describes the Legislature's intent in establishing the Open Space Element requirement, which includes: assurance that cities and counties recognize that open-space land is a limited valuable resource which must be conserved whenever possible; and assurance that every city and county will prepare and carry out open-space plans which, along with state and regional open space plans, will accomplish the objectives of a comprehensive open space program. Government Code section 65560(b) defines the purposes for which open space should be preserved, including; the preservation of natural resources, the managed production of resources, outdoor recreation, and public health and safety. State law also requires that the Open Space Element contain an action program which the legislative body intends to pursue in implementing its Open Space Plan.

California State law does not mandate the preparation of a Parks and Recreation Element of the General Plan. However, they are often prepared by cities and counties due to the concern of providing sufficient parkland for residents, relationship of parkland to a city's entire

open space resources, and requirement for preparation as a condition of use of the Quimby Ordinance. The City adopted a Parks and Recreation Element in 1986. As a component of the Open Space/ Conservation Element portions of this Element will focus on the City's existing and future parkland and trail system, and the policies for the enhancement and maintenance of these facilities.

Setting

Agriculture and rural residential uses are currently the primary land use of the Clovis Project Area, with 34 percent identified as agricultural, 18 percent rural residential. Only 2 percent is currently identified as parks/open space. A large portion of the Project Area is currently undeveloped, with approximately 30 percent identified as vacant. Vacant and open space lands in the City consist of publicly and privately owned property, as well as private lands in which public agencies own a partial interest. While public recreation is clearly a function most appropriately accommodated on public park or open space lands, many acres of private land in the City perform other open space functions. These privately maintained facilities are discussed in a general context in this Element, however, they are not inventoried.

In March of 1983, the County of Fresno and the cities of Clovis and Fresno approved a Joint Resolution on Metropolitan Planning. The intent of the resolution was to establish a cooperative working relationship between the three jurisdictions on matters related to urban growth and development in the Fresno-Clovis Metropolitan Area. The resolution provides a three party agreement on the development of urban boundaries for the cities of Clovis and Fresno. Each City has the primary responsibility for comprehensive planning and urban services within the urban boundary area. The geographic limit approach allows the Cities and the County to clearly define areas to be developed, and under what circumstances. Over time, this has reduced land speculation and development pressures on lands to be retained as open space or agriculture. The City, the County of Fresno, and the City of Fresno should revisit the interjurisdictional agreement addressing urban limit lines, as the agreement was entered into in 1983 and provided for a 10 year review.

Agriculture

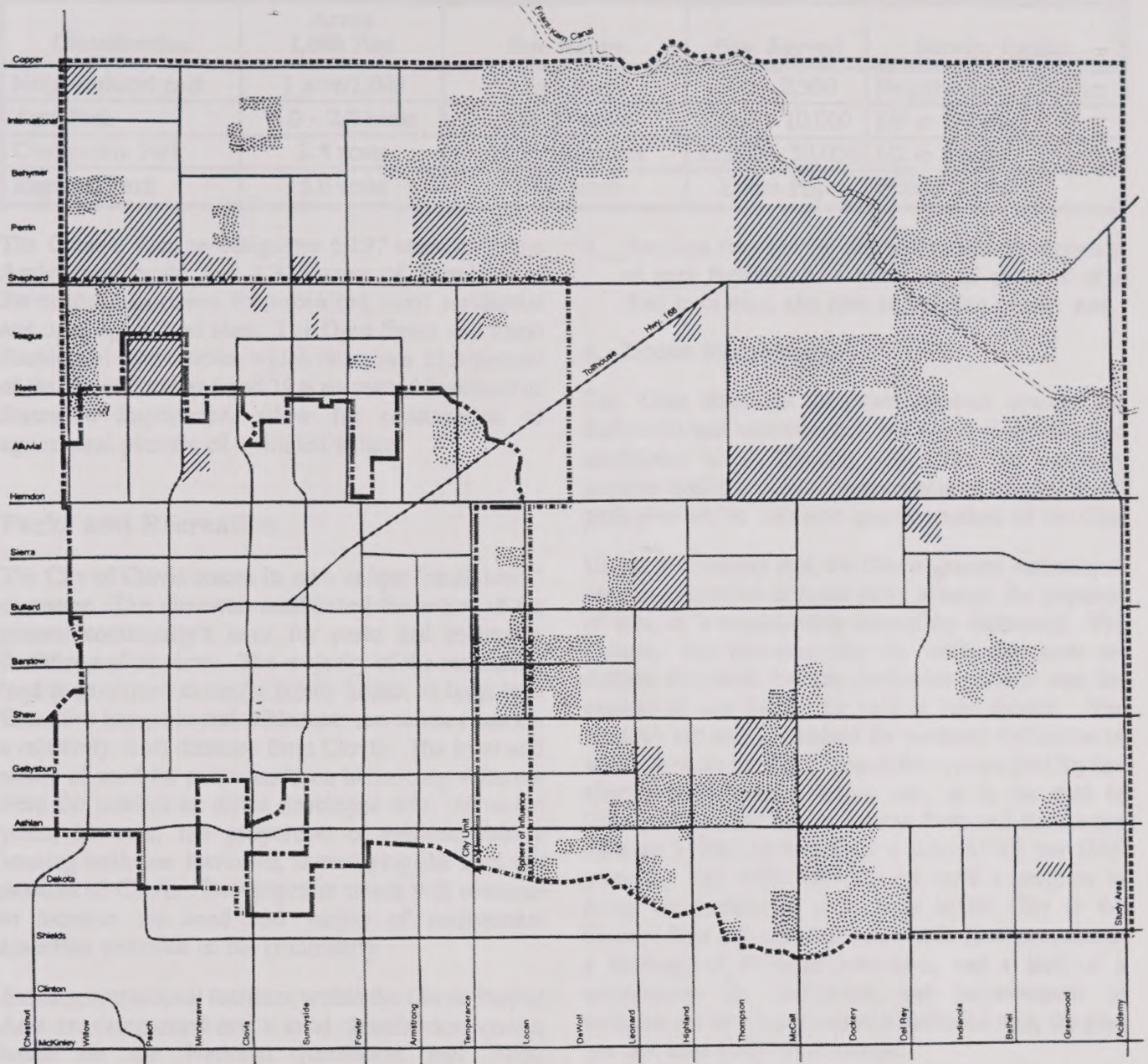
The Clovis Agricultural District, designated by the Fresno County Department of Agriculture, encompasses the entire project area excluding 480 acres in the southwest portion of the Project Area. Currently, 15,853 acres in the Project Area are used for agricultural purposes.

The Important Farmland Inventory Maps prepared by the U.S. Conservation Service provides an inventory of important agricultural lands, including: Prime Farmlands, Farmlands of Statewide Importance, Unique Farmlands and Farmland of Unique Importance. The Project Area contains 7,336 acres of Prime Farmland and 3,407 acres of Farmland of Statewide Importance, as illustrated on the Clovis Agricultural exhibit.

The California Land Conservation Act (Williamson Act) allows counties and cities to establish agricultural preserves as a mechanism to protect agricultural lands. Under the Williamson Act, the local jurisdiction and landowner agree to continue agricultural activities for at least ten years. In return, the local jurisdiction agrees to assess the property at its agricultural rather than market value. Termination of the Contract may be initiated by either the property owner or the local jurisdiction. This is done through a notice-of-non-renewal process which ends the landowners Contract obligation to use the land for agricultural purposes and allows it to be converted for development purposes. In the Project Area there are 9,040 acres of lands under Contract and 3,193 acres of lands for which notices-of-non-renewal have been filed, shown on the Agricultural Land Conservation exhibit.

Buildout of the Land Use Plan involves conversion of a total of 7,327 acres of Williamson Act lands to land uses other than agriculture. Approximately 2,005 acres are designated for open space and rural residential, which contributes to the preservation of the "small town" atmosphere as agricultural uses of a moderate nature are permitted. The remaining 5,322 acres convert to urban uses. Approximately 39% of the acreage planned for conversion have filed notices-for-non-renewal of Contracts.

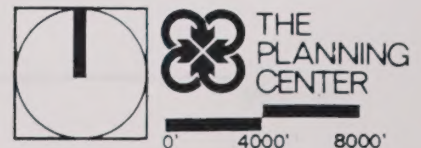
Agricultural Land Conservation Contract Map



-  Lands Currently Under Contract
-  Lands Currently Under Contract,
Notice of Non-Renewal Has Been Filed

Source: County of Fresno, June 1992

The City of
CLOVIS
General Plan Program



**TABLE 6-1
RECREATION STANDARDS**

Classification	Acres/ 1,000 Pop.	Size Range	Pop. Served	Service Radius
Neighborhood park	1 acre/1,000	1 to 2 acres	500 - 2,500	Neighborhood 1/4 mile
Area Park	1.0 - 2.0 acres	3 to 20 acres	2,000 - 10,000	1/4 to 1/2 mile
Community Park	2.5 acres	15 to 100 acres	10,000 - 50,000	1/2 to 3 miles
Regional Park	5.0 acres	100+ acres	Entire Pop.	Within 1/2 hour

The General Plan re-designates 6,197 acres of Prime Agricultural lands, and 3,335 acres of Farmland of Statewide Importance for urbanized, rural residential and open space land uses. The Open Space and Rural Residential conversions, which constitute 13.3 percent of the Prime Farmland and 19.8 percent of Farmland of Statewide Importance, allow for continuation of agricultural pursuits of a limited nature.

Parks and Recreation

The City of Clovis boasts its own unique "small town" character. This character established the nature of the present community's need for parks and recreation facilities and services. The majority of the residential land is developed as single family homes on large lots. Extensive mountain and wilderness recreation areas are a relatively short distance from Clovis. The level and nature of need for parks has been historically different from the need of an urban developed area. In recent years, however, the proportion of multiple family housing units has increased, intensifying the land use patterns of Clovis. Development trends will continue to increase the need and variety of recreational amenities provided in the community.

Existing recreational facilities within the Clovis Project Area are categorized into a local classification system based on the National Recreation and Parks Association. The following table indicates the park classification system and standards used by the City.

The City's Municipal Code, Section 3-4.01 through 3-4.05 establishes a method for coordinated acquisition and development of City park facilities which:

1. Coordinates the acquisition and development of City park facilities pursuant to the General Plan;
2. Establishes financing mechanisms for park acquisition and development;

3. Requires fees for the acquisition and development of park facilities as a condition of approval of a final tract map, site plan or building permit; and,

4. Update fees annually.

The Code does not establish required acreage for dedication and improvement, but refers to the standard established in the General Plan. The City currently requires dedication and improvement of neighborhood park sites within 160 acre quarter sections of the City.

Under the Quimby Act, the City is granted authority to require dedication of local parks acreage, the payment of fees, or a combination thereof by ordinance. The Quimby Act provides that the ordinance must set definite standards for the dedication of land and the amount of any fee to be paid in lieu thereof. The Quimby Act sets a standard for parkland dedication of three (3) acres per 1,000 population unless the City has already established a higher rate, as in the case of Clovis, where the City's current Park and Recreation Element (1986) recommends a ratio of 4.9 per 1000 persons. The 1986 Element set forth a program to bring the number of park acres in the City to the General Plan recommended standard. However, due to a shortage of financial resources, and a lack of a requirement for dedication and improvement of parkland for developments of a particular size, the plan has not been fully implemented.

The City currently provides 37.1 acres of improved parkland within the Project Area, as listed in Table 57 of the EIR. It should be noted that the City of Clovis' responsibility for parkland provision presently encompasses the City Limits and Sphere of Influence. The unincorporated lands in the Study Area are under the jurisdictional responsibility of the County of Fresno.

**TABLE 6-2
INVENTORY OF CITY PARKS**

Site No.	Park	Park Type	Acres	Recreational Uses
1	Treasure -Ingmire	A	1.2	Picnic Areas, Playgrounds, Multi-use Fields, General Play Areas
2	Letterman	A	8.0	Picnic Areas, Playground, Group Meeting Room, General Play Area
3	Sierra Bicentennial	N/C	15.0	Picnic Areas, Playground, General Play Area, Multi-Use Fields, Softball Diamonds, Basketball Courts
4	Jefferson	A	2.2	General Play Areas
5	San Gabriel	A	3.0	Picnic Areas, Playgrounds, General Play Areas, Basketball Courts
6	Monte Vista 26	A	.3	Playground, Tot Lot, Turfed Play Area
7	Kiwanis	N	.2	Picnic Areas, Playground, Turfed Play Area
8	5th/Harvard	N	.2	Picnic Areas, Playground, Turfed Play Area
9	Helm/Harvard	N	.1	Playground, Turfed Play Area
10	Monte Vista 10	A	1.0	Picnic Areas, Playground, Turfed Play Area
11	Monte Vista 21	A	.9	Picnic Areas, Playground
12	Burl Avenue	A	5.0	Picnic Areas, Playground, Turfed Play Area
Subtotal			37.1	
13	Water Basins	NA	13.9	Playground, Multi-use Fields, Softball Diamonds
14	Joint Use Facilities	NA	277 ¹	School Playgrounds, Playfields, Turf Areas
TOTAL ACRES			328.0	

¹ These facilities are limited as recreational facilities to after school hours and weekends resulting in an estimated 50% credit to usable school open space. Under this assumption 138.5 acres of joint use school facilities are credited.

N - Neighborhood Park; 2,500 Sq. Ft.- 1 Acre C - Community Park; 15-100 Acres

A - Area Park; 3 - 20 Acres

Source: Clovis Memorial District Recreation Management Strategy, Clovis School District and Clovis Public Works Department.

Based on the City standard of 4.9 acres per 1000, the Project Area requires a total of 329 acres of parkland to meet existing population demand. This results in a deficit of 291.1 acres. However, the Clovis Memorial District, Fresno County Metropolitan Flood Control District, Clovis Unified School District, and Fresno County and City all contribute to the provision of parks and recreation facilities and services for Clovis residents, and are included in the inventory of existing and future recreation facilities.

The City of Clovis maintains an "open gate" policy for land and facilities available for recreation use in Clovis with the Clovis Unified School District. The "open gate" policy allows extensive use of the schools recreation facilities by the public after normal hours and during the summer. School facilities generally are of a neighborhood park scale. Approximately 277 acres of existing school recreation land are applied to reduce the parkland deficit. It should be considered, however, that available school facilities be credited at 50% of the usable acreage to reflect restrictions on the

use of facilities by the public to after school hours and weekends. This would result in a parkland deficit of 153.4 Acres.

Flood Control drainage basins have become a potential source of land for seasonal joint recreation uses and flood control facilities. There are presently 15 storm water retention basins within the Project Area. The retention basins vary in size from five to twenty acres which is equivalent to a community or neighborhood park scale, and are approximately ten to twenty feet in depth. During dry periods the basins provide open space and recreational opportunities. Recreational programming is provided through the FMFCD by means of a contractual agreement with the City. Presently, one of the retention basins within the City limits is improved with turf, landscaping and ballfields, contributing 13.9 acres toward the reduction of the deficit, resulting in an unmet need of 139.5 acres. If the 277 acres of school facilities are fully credited, rather than credited at 50 percent to reflect usage restrictions, then a deficit of only one acre exists.

A number of basins have been determined unsuitable for dual recreation purposes, while others are considered to have good development potential and are in development stages. The Army Corps of Engineers is proposing to construct a 585 surface acre water retention facility at Big Dry Creek Reservoir with recreational features to replace the existing 100 surface acre water retention facility.

The City has entered a joint powers agreement with the Memorial District, which offers recreation programs and operates the Rex Phebus Memorial Community Center in Clovis. Two park and recreation facilities within Fresno County and Fresno City are located within one mile of the Clovis/Fresno city limits and are sited so that their service areas incorporate residents of the City of Clovis. The service area overlap further augments the existing resources of the City.

In addition to City parks, public schools and water basins, there are a number of private facilities and public commercial uses such as golf courses, church grounds, as well as pools/clubhouses operated by private homeowners associations for the exclusive use of association members which provide recreation amenities to the residents of Clovis. Some of these recreation facilities include: Twin Gables recreation hall; the rodeo grounds; Wawona's Peachwood Golf Driving Range; the Clovis Lakes Water Park recreation area; Blackbeard's Family Recreation Center; the Palm Lakes 18 hole public golf course; the Airways 18 hole public golf course; four marshal arts academies; two private racquetball courts; one bumper bowling alley; and a private swim club. All of these facilities contribute to meeting the current need of the residents of Clovis, and will continue to be valuable recreation resources in the future.

Future Parkland Assessment

A goal of 895.6 acres of parkland for General Plan buildout is established based on the City's standard of 4.9 acres of parkland per 1,000 population. As shown on Table 6-3, the combination of existing and future parks and recreation facilities will exceed the parkland goal of 895.6 acres, based on the standard of 4.9 acres per 1,000 population. Future parks and recreation facilities for the City of Clovis include: 510.9 acres of parks where sites have been identified on the Land Use Plan, for which dedication and improvement may be required as a condition of development; 323.1 acres of water basin facilities which have potential for joint-use

development as recreation facilities during six months of the year; 90 acres of passive recreation linear park and trails amenities located within the right-of-way of the inner and outer beltway system; and 256 acres of neighborhood level parks for which sites have not yet been determined. The siting of these facilities will occur as part of the specific plan process for development of the Urban Centers, and as part of infill and redevelopment proposals within the City limits. School facilities with the potential for joint use playfields have not been estimated as the specific acreages for future school facilities is not yet determined. The future school district facilities will further augment the inventory of parks and recreation amenities available to residents of Clovis. In addition, 1,791 acres of regional open space with recreational opportunities are proposed throughout the Project Area, with the largest concentration in the northeast portion of the Project Area, which further contributes to the future recreation environment. These resources, in conjunction with private recreation opportunities currently available, private clubhouses, pools and landscape facilities developed as homeowners association amenities, and regional, state and federal parks in Fresno County and the Sierra Nevada mountain range, all contribute toward supplementing. The parks and recreation needs of the residents of Clovis.

Trails

The Fresno County Recreation Trails Element designates several trails through the proposed Project Area. Several of the trails provide linkage to local and regional open space uses. The County designated trails consist of: the Enterprise Trail, which follows the Enterprise Canal; the Dry Creek Trail, which spurs off of the Enterprise Trail south to Herndon Avenue; and the Friant/Kern Trail, which follows the Friant/Kern Canal through the northeastern section of the Project Area, and the Copper-Aubery Trail, which provides a connection to the Enterprise Canal from north of the Project Area. The City does not have a Master Plan of Trails or other plans which designate trail systems through the City.

However, several of the adopted specific plans do reflect proposed trail systems. A comprehensive trail system in the City would enhance the value of local and regional open space facilities. The Regional Trails Exhibit identifies the location of County Trails in the Project Area.

**TABLE 6-3
COMMUNITY PARKLAND ASSESSMENT**

Land Use	Existing	Proposed	Total
Parks	37.1 acres	510.9 acres	548 acres
Schools	277 acres	N/A ¹	277 acres ³
Water Basin	13.9 acres	323.1 acres ²	337.0 acres
Beltways	--	90 acres	90 acres
Neighborhood Parks	--	256 acres	256 acres
TOTAL	328 acres	1,180 acres	1,508 acres

¹ Specific acreages of future school facilities have not yet been determined. Therefore, future joint-use recreational facilities for General Plan buildout are not included in future needs assessment.

² Based on an estimated 30% of total water basin acreage in Project Area being developed with joint use water retention and recreational facilities, actual acreage with potential for recreational use may exceed 30%.

³ Actual Acreage to be credited to parkland and recreational facilities within school site may be 50% of this total to reflect limitations on use to after school hours and weekends.

The General Plan approaches the establishment of a trail system as a linkage between recreational opportunities and nodes of employment and activity centers. Emphasis is placed on interfacing existing and proposed City bicycle routes with connections to the County regional trails system. Bicycle, pedestrian and multi-purpose trails (with potential for equestrian) are intended to be off-road and are situated within a fee or easement open space area. They are to be distinguished from the bicycle route system, which is largely associated with the roadway system and discussed in the Circulation Element, although alignments are identified along the County Regional Trails. The trails system substantially enhances the value of parks and recreation facilities, as well as open space and agricultural lands.

The General Plan establishes a system of bicycle, pedestrian and riding trails founded on the canal system, easements along the Southern Pacific Railroad right-of-way, the inner and outer beltways, and the County Regional Trails. The Bikeway Plan of the Circulation Element integrates with the Trails System by providing access to the trails through interconnected bicycle routes along the roadway pattern. The Open Space, Conservation and Recreation Plan Exhibit establishes the trails system locations within the Canal/Easement Trail System and Beltway Trail System designations.

Vegetation

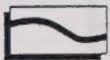
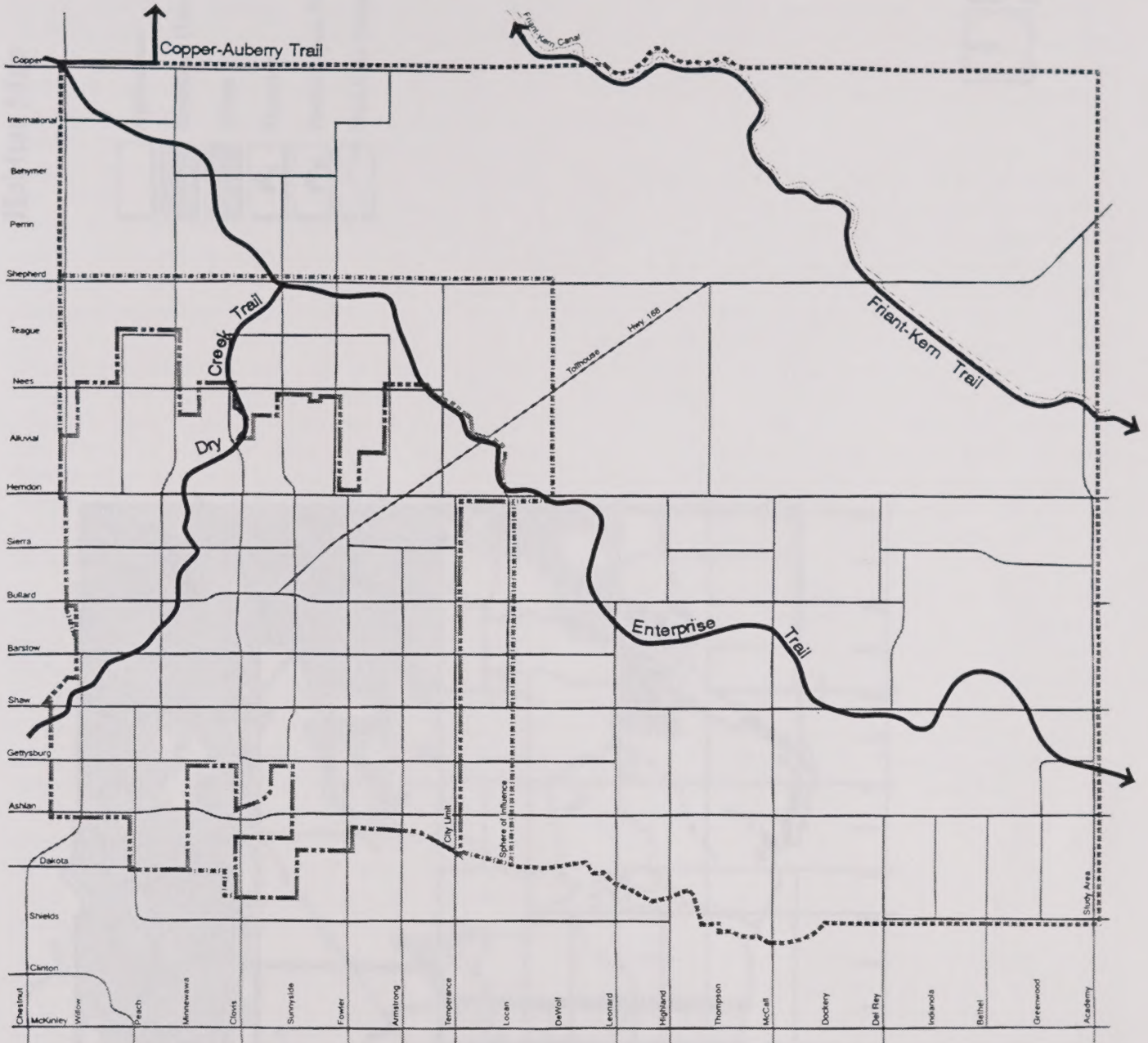
The Project Area contains urbanized and suburbanized areas, agricultural lands, and grazed grasslands. Agricultural lands within the General Plan may include vernal pools and wetlands, which are particularly important biologically. Implementation of the General Plan is expected to develop relatively large areas that are likely to contain vernal pools and other wetland habitat.

Non-native grasses occur throughout the Project Area, as well as areas to the south, west and north. The Project Area contains three plant communities of special interest. These include:

Meadows, Seeps and Marshes - Meadows, seeps and marshes occur in areas where water is perennial or seasonally abundant. Meadows are dominated by herbaceous species such as sedges, rushes, grasses and forbs.

Vernal Pools - Vernal pools are shallow depressions which fill with water in the spring and dry out over a period of several months. A unique plant and animal community develop in concentric succession as the water evaporates. The pools form due to undulating topography and an impervious or weakly permeable sub-surface layer, which prevents or slows drainage.

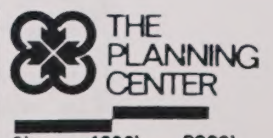
County Designated Regional Trails



County Designated Regional Trails

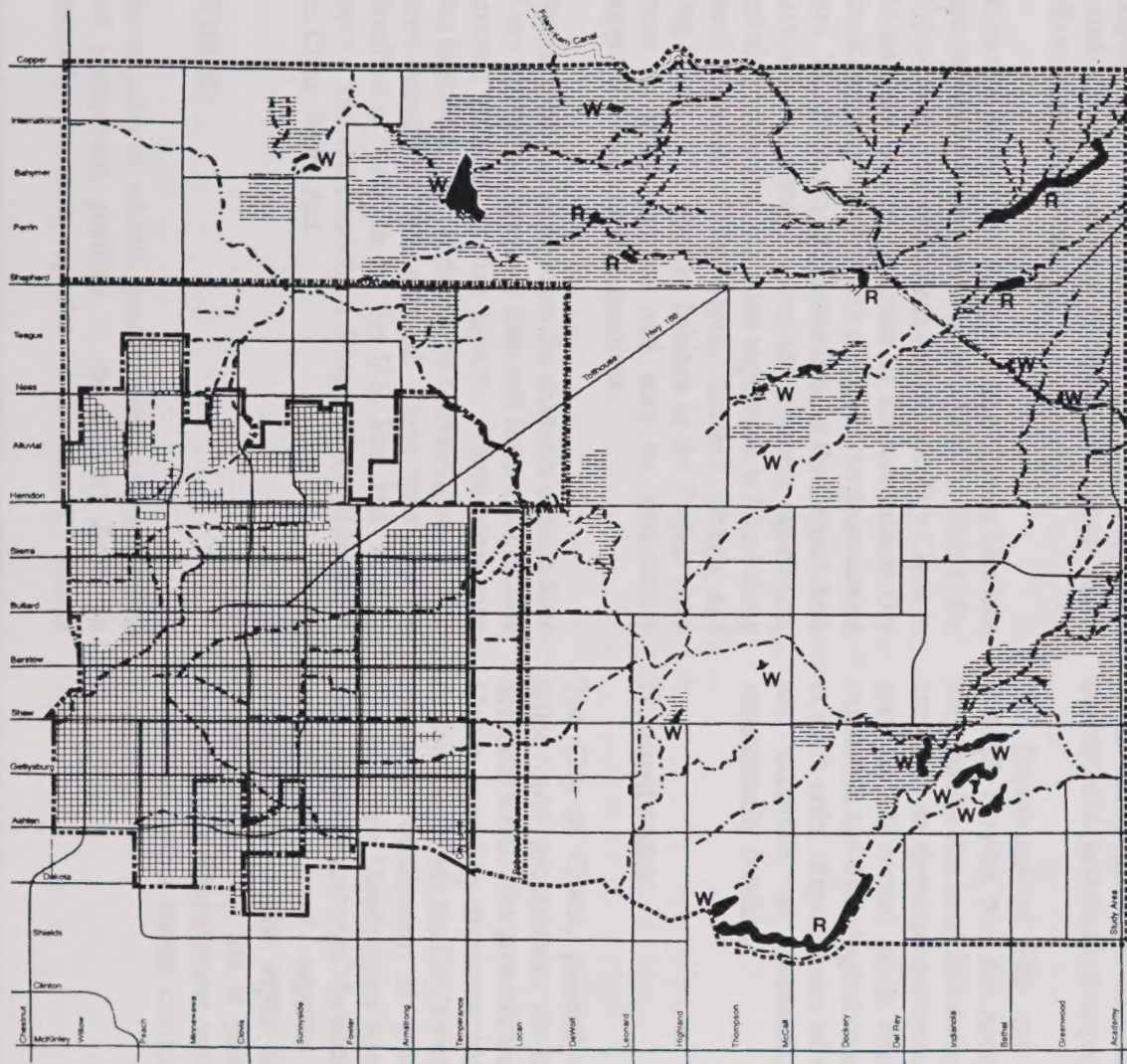
The City of
CLOVIS
General Plan Program

Source: Fresno County General Plan

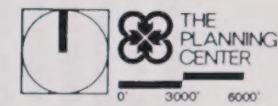


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Habitat Map



The City of
CLOVIS
General Plan Program



Vernal pools in the Project Area can develop as basins in drainage-impaired areas or they can develop under cattail and bulrush marshes. Agriculture, the alteration of drainage patterns, and lowering of the groundwater table in the San Joaquin Valley through flood control and reclamation projects, has dramatically reduced the abundance of vernal pools and has also transformed marsh-style vernal pools into basin-style vernal pools. Some vernal pools have persisted in agricultural areas, but usually in out-of-the-way corners, resulting in a fragmented distribution. Even where vernal pool species are known to occur, some are known to occur only once every 2 to 5 years when hydrologic and other habitat features are favorable.

Riparian - Streambed areas, particularly those with riparian forest, scrub and herbaceous vegetation, are considered communities of concern by the California Department of Fish and Game. Two riparian plant communities have been reported in the vicinity of the Project Area: Great Valley Willow Scrub, typically found along intermittent streams, and Great Valley Mixed Riparian Forest.

Numerous intermittent streams, many of them blue-line streams, criss-cross the Project Area. Within the Project Area, two prominent streams are Dry Creek in the northern quarter, upstream of the intermittent Dry Creek reservoir and Redbank slough in the southeastern part. The remaining streamcourses in the Project Area have been impacted by urban development, agriculture, and channelization. Riparian vegetation is found along small segments of Dry Creek, Redbank Slough, and Dog Creek. The riparian habitats in the Project Area occur in small patches and may be periodically impacted by agricultural practices.

Stream Bed - In some areas the channels contain little if any vegetation, however they still form a connection between areas of riparian habitat. These areas may also be important hydrologically, in conveying subsurface flows through the river channel. These open beds are classified as wetlands by the U.S. Fish and Wildlife Service and are considered Waters of the U.S. under the Clean Water Act.

Wildlife

The majority of wildlife species found in the urbanized and agricultural portions of the Project Area are generally common species that tolerate human

disturbance. A number of migratory birds may be expected to occur there seasonally. Grasslands are utilized by most of the same common species that used the native grasslands prior to agricultural development, but are also potentially inhabited by sensitive species that do not occur in the agricultural areas, as described below.

No threatened or endangered species are known to occur within the Project Area. A number of Candidate Species and Species of Special Concern (species listed by the Federal or State governments as endangered, threatened or rare and species which are considered endangered and therefore are candidate for future listing) that potentially occur in the Project Area may be impacted by development as designated in the Land Use Element. There are seven plant species, one mammal species, eight bird species, one species of reptile, and several insects which will lose their germinating, foraging or breeding habitat as riparian, vernal pool, grassland and streambed habitats are converted to urbanized or improved uses.

The Department of Fish and Game, US Fish and Wildlife Service, and the Army Corps of Engineers may require that identified wetlands for which impacts attributed to development cannot be avoided, which may include vernal pools depending on soil type, vegetation and hydrological consideration, be replaced at a 1:1 ratio. Replacement of vernal pools which are not classified as wetlands, however, is not economically feasible.

Groundwater

The City of Clovis, presently and historically, has relied upon groundwater as the supply source for domestic water. The groundwater reservoir beneath the City is tapped by numerous wells, and is pumped on demand, to satisfy the City's water consumption needs. Presently, withdrawal of groundwater within the Clovis/Fresno Metropolitan Area exceeds the amount replenished by recharge. In addition, contamination of underground water supplies from development dependent on on-site septic systems is a growing concern. The City has in place water conservation measures. Additional water conservation measures are needed to further ensure cautious water consumption practices.

Mineral Resources

The Clovis Project Area does not contain those mineral resources that require managed production, according to the State Mining and Geology Board. The State legislature adopted the Surface Mining and Reclamation Act (SMARA) in 1975, which designated Mineral Resource Zones (MRZ) for areas possessing minerals which are of state-wide or regional significance. Although such MRZs are identified to the north and south of the Project Area, none have been designated within the Project Area boundaries. Therefore, the General Plan does not need to identify locations of resource sectors, nor are policies for the management of mineral resources required.

Cultural Resources

Archaeological sites are defined as locations containing significant levels of resources which identify human activity. Very little archaeological survey work has been conducted in Clovis. According to the Southern San Joaquin Valley Information Center, 25 sites located primarily northeast of the City in an area of high archaeological sensitivity were recorded within the Project Area. The central and south eastern portion of the Project Area has not been surveyed. Creeks, drainages and sloughs exist in the eastern portion of the Project Area which are a common characteristic of archaeological sites and represent potential for significant archaeological resources.

Paleontologic sites are those that show evidence of pre-human existence. Quite frequently, they are small outcroppings visible on the earth's surface. While the surface outcroppings are important indications of paleontologic resources, it is the geologic formations that are most important. There are three areas of undetermined significance where sedimentary formations are exposed in the Project Area.

The National Register of Historic Places, the California Historical Landmarks List and the California Inventory of Historic Resources identify that no historic properties are designated within the Project Area. However, the Fresno County Library lists ten sites of local significance in or near the Project Area.

Issues and Intent

Open space is an essential element in maintaining the high quality of life in Clovis. It provides a multitude of functions that are beneficial to the community. Some of these functions include: the provision of park and recreation areas; preservation of natural resources; avoidance of development in hazardous areas; and the establishment of buffers between land uses which may be incompatible. Approximately 10 percent of the Clovis Project Area is preserved for permanent open space, parks, water basins and beltway corridors, with 20 percent reserved as agriculture. This significant amount of open space and agriculture is one of the key features defining the urban form and character of the community.

The purpose of the Open Space and Conservation Element is:

- To assure the continued availability of open land for the enjoyment of beauty, for recreation, and for preservation of natural resources;
- To guide development in order to make discerning use of the City's natural, environmental and cultural resources;
- To maintain any valuable resource areas necessary for the continued survival of significant wildlife and vegetation;
- To provide the foundation for a comprehensive open space management system as delineated on the Open Space, Conservation and Recreation Plan;
- To establish the basis for City collaboration with adjacent jurisdictions involving broader open space and environmental resource management, including linkages with adjoining open spaces and trail systems;
- To balance the interests of preservation of agricultural pursuits and the pastoral lifestyle, coupled with increasing development pressures throughout the Fresno-Clovis Metropolitan Area.
- To support the commitment to preservation of a high quality of life for the residents of Clovis.

The General Plan recognizes that the urban form of the Clovis Project Area will be shaped through the retention of open space and agricultural lands. The Land Use Plan proposes the preservation of open space by concentrating urban development north and east of the Sphere of Influence in the form of Urban Centers, where higher intensity uses are clustered around Urban Village activity centers and Employment Centers along transit corridors. The rational distribution of open space and agricultural activities limits development in areas within the Clovis Project Area which are subject to flood hazards which could endanger human life and property, as discussed in the Safety Element.

The Plan takes advantage of the open space opportunities afforded by utility rights-of-way, using them as trails, landscaped environmental corridors, or parks. Canals and streams are also used as multi-purpose trailways and/or lineal parks. Landscape corridors within the beltway system provides open space relief and add to the open space character of the community. The intent is to maintain and enhance landscaped beltway corridors through sensitive design and appropriate regulations.

Agriculture

It is recognized that agriculture is important to the City, and the Central Valley region as a whole, reflected in the retention of selected prime agricultural lands. The preservation of agricultural land to the northeast of the Friant/Kern Canal and the Dry Creek Canal responds, in part, to the stipulation of the Fresno County General Plan that uncommitted areas lying northeast of the Enterprise Canal (which are included in the Clovis Study Area) shall not be permitted to develop due to potential groundwater supply problems.

Park Recreation

There is a need for improved parkland for existing residents based on the targeted parkland standards of 4.9 acres per 1,000 population. Improved parks are identified on the Open Space conservation and Recreation Plan, with the potential for neighborhood parks of which specific sites will be determined during the specific plan process for the Urban Centers. However, the need is augmented by the joint use of school facilities and water basins, the abundance of nearby state, federal and regional open space and

recreational resources, private recreational amenities and services, and services provided by the Memorial District. As development occurs, it will be necessary to expand the park and recreation system and pre-select future neighborhood, community and regional park sites so that park and recreation services can be provided at the time of development. As the Clovis Planning Area's open space, agricultural and vacant lands are reduced by development, there will be significantly increased demands to set aside lands for recreational purposes, and to utilize all resource opportunities to do so.

It is probable that general revenue funds or moneys and funds collected under the Quimby Act will be insufficient to acquire, develop, maintain, and operate parks and recreational programs at new park sites to meet anticipated demands. Other funding sources will have to be identified. Parkland in-lieu fees are intended to be spent to provide park space to serve the populations in the subdivisions in which they are collected. However, continuation of the requirement for dedication and improvement of adequate parkland to meet the partial or total demand generated by a development supplemented by fees for partial provision of facilities, will promote the use of fees collected for the development of new parks in other locations, or improvements to existing park and recreational facilities.

Trails

It is the intent of this Plan to promote alternative modes of transportation within the Project Area. One of these is to develop an extensive trails network through open space, that in conjunction with local sidewalks and the Bikeway Plan of the Circulation Element, encourages pedestrian and bicycle circulation through the Project Area and establishes linkages for regional transit opportunities.

Natural Resources

The interrelationships between local communities and the surrounding natural environment help establish a community as a desirable and healthful place to live. The preservation of natural resources help to preserve biological diversity, provides passive recreation and educational opportunities, facilitates the maintenance of natural, life-sustaining systems, and gives people the

opportunity to witness wildlife in natural environs. The preservation of natural resources is a long term benefit for all. The intent of the Plan is to identify, preserve and manage natural resources within and adjacent to the community.

Groundwater

The Plan seeks to ensure that the City's activities and future growth do not further negatively impact surface and groundwater quality, and aim to improve the current conditions. The City recently participated with the City of Fresno, the County of Fresno, the Fresno Irrigation District, and the Fresno Metropolitan Flood Control District in the preparation of a Fresno/Clovis Metropolitan Area Water Resources Management Plan. The objective of the Management Plan is to ensure that the two communities have a safe, dependable, reliable and economical water supply that can accommodate the current and future land use decisions through the Year 2050.

Cultural Resources

Cultural and historic resources are defined as buildings, structures, objects, sites and geologic formations that represent significant contributions to culture and history. The intent of the Plan is to ensure that these resources are preserved because they provide a link to a community's past, as well as a frame of reference for the future. These sites are a source of pride for a community. They need active protection and preservation or they will be lost to future generations.

Energy Conservation

The Plan aims to ensure efficient energy usage throughout the community through well planned urban development and adherence to existing building codes which require energy efficient construction standards. Careful site planning will reduce heating and air conditioning needs. Provision of bikeways, trails and pedestrian linkages throughout the community, with emphasis in the Urban Villages and connections to Village Centers, the educational campuses, and Employment Centers, will reduce automobile traffic and minimize air quality emissions associated with traffic.

Goals and Policies

Goal 1:

Attainment and Maintenance of Ambient Surface and Groundwater Quality Standards.

Policy 1.1: The City shall control the amount and quality of non-point source pollution.

Actions:

- Educate the public regarding water quality, runoff, septic tank impacts, and drainage effects.
- Monitor storm drain and wastewater disposal impacts and provide appropriate mitigation.

Policy 1.2: Protect Clovis' Water Quality.

Actions:

- Provide well head water treatment as required to ensure conformance with safe drinking water standards.
- Monitor the quality and quantity of groundwater.
- Consider development's effects on ground and surface water quality, and control pesticides and fertilizers in agricultural and rural residential areas.

Goal 2:

Conserved and Effective Use of Water Resources.

Policy 2.1: Promote the conservation of water.

Actions:

- Require new development to incorporate water efficient fixtures into design and construction.
- Provide incentives for water users to decrease consumption.

- Implement a water efficient landscape and irrigation ordinance.
- Educate the public regarding ways to reduce water consumption and advantages of water-conserving landscape.

Policy 2.2: Promote the use of reclaimed water.

Actions:

- Encourage large-scale residential, mixed-use, public or golf course developments to incorporate dual water systems.
- Provide incentives to developers and individuals that use reclaimed water for landscaping.

Policy 2.3: Direct both public and private efforts toward improvement of water quality.

Actions:

- Continue to participate actively in the Fresno/Clovis Metropolitan Area Resources Management Plan.
- Implement the 1991 Water System Master Plan as land development activity warrants.
- Adopt the Clovis/Fresno Metropolitan Water Resources Management Plan. Analyze development proposals for compliance and compatibility with the Management Plan.

Goal 3:

Conserve Natural Resources Through Protection and Enhancement of Permanently Preserved Open Space.

Policy 3.1: Preserve vegetation and associated wildlife habitat in the Clovis Project Area.

Actions:

- Require new development to consider effects on the ecosystem by providing biological assessments and preparing plans with

supporting environmental documentation sufficient to meet the requirements of CEQA, and propose mitigation, such as creative site design, or dedication of open space and easements, to potential effects on the biological environment.

- The City shall cause to be undertaken a field-based inventory of wetlands, vernal pools and their associated sensitive species in the Project Area during the appropriate season, where urban development is proposed in sensitive areas as identified in the Habitat Map.
- Require innovative site design where feasible to avoid the impact to vernal pools and wetlands of development.
- Utilize the Open Space designation to preserve wildlife habitat in the following areas: floodplain; canal corridors, water basins and beltway corridors.
- Recognize Dry Creek as an important open space resource and cooperate to enhance its conservation value.
- Restore creek channels to natural condition where feasible.
- Incorporate natural landscape buffers into project design at the urban/rural interface and along the inner and outer beltway.
- Encourage privately owned wildlife management areas.

Policy 3.2: Recognize the Friant/Kern Canal, the Enterprise Canal, the Dry Creek Canal, the Dog Creek Canal, Pup Creek Canal, Gould Canal and other major waterways as important open space corridors for flood control, trail systems, water quality control, and visual amenities.

Actions:

- The City shall require Open Space designations on all waterways including adequate buffer areas shown on the Open Space, Conservation, and Recreation Plan.

- Utilize canals and streams as trailways and/or linear parks.
- The City will review all development proposals to assess the impacts on waterways, riparian corridors, and adjacent buffer areas and require appropriate mitigation measures.
- Prepare a plan, coordinating with state and federal agencies, on the management and enhancement of wildlife habitat in waterways and within flood control facilities.
- Establish "official plan lines" along streams and canals, flood plain zoning, public acquisition of streambanks, and other appropriate devices to help preserve them in their natural and/or present state.
- Habitat linkages shall be maintained along Dry Creek, Dog Creek, and Redbank Slough.

Goal 4:

Open Space Lands for the Future Expansion of City Facilities and Amenities.

Policy 4.1: Designate Multi-Use Open Space Areas on the Land Use Plan that preserve and enhance open space and water features and provide for a variety of open space uses designed to meet local needs, including: Stormwater runoff detention water basins with joint-use park facilities; managed wildlife habitat; agriculture; regional open space with recreational opportunities, community edges and natural amenities; and a beltway trail system.

Actions:

- Take advantage of open space opportunities afforded by utility rights-of-way for trails, parks, landscaped buffers or agriculture.
- Provide for the use of ponding basins and drainage facilities through landscaping and incorporation of park facilities.
- Utilize Specific Plans for Urban Centers and Planned Developments within Urban Villages to incorporate open space into development proposals.

- Allow cluster development to preserve community open space in the three Urban Center Specific Plan areas.
- Utilize open space areas to minimize conflicts between adjacent land uses.

Policy 4.2: The Beltway System should be viewed as a comprehensive system when individual segments are being implemented. Proposed linkages should be maintained within the Project Area and ultimately to the surrounding region.

Actions:

- Prior to the time that the specific plans for the three Urban Centers are approved, public facilities planning shall determine the future rights-of-way for the beltway system within the Project Area. Rights-of-way shall include roads, transit, pedestrian and bikeways trails, public utility easements, drainage facilities, noise attenuation, and landscaping.
- Adequate rights-of-way for the beltway system to accommodate public facilities shall be established and dedicated at the time the initial development is approved.
- Prepare an improvements standards manual and master landscape plan for use by developers and City staff for natural and man-made features within the beltway trails system.
- Individual Urban Center Specific Plan area projects must provide landscaping and improvements consistent and compatible with the overall guidelines for development of the beltway system.

Policy 4.3: Preserve visual resources along existing expressways, the designated entries to the City and the proposed inner and outer beltway system, and other roadways within the Project Area.

Actions:

- Prepare a Master Landscape Plan for the inner and outer beltway system, the Temperance and Herndon Avenue expressways, and the Clovis Avenue - Herndon Avenue designated City entries that establishes landscape and hardscape

themes, and concepts that aesthetically unify the Project Area. Include treatments for habitat areas, natural and formal landscaping, buffering signage and entry monumentation.

- Prepare an improvements standards manual for use by developers and City staff for natural and man-made features within the circulation system.
- Impose conditions on new development along landscaped corridors to ensure landscaping and improvements consistent with the overall objectives and guidelines for development as specified in the Master Landscape Plan.
- Design roadways that have a visual quality and riding comfort. Design alignments to take advantage of natural or man-made scenic features.

Goal 5:

Preservation of Productive Agricultural Lands to Facilitate Orderly Conversion of Lands to Development

Policy 5.1: Limit encroachment of urban uses into agricultural areas, unless consistent with General Plan policies.

Actions:

- Allow urban development adjacent to existing urban development or within designated Urban Center Specific Plan areas. Open space and agricultural buffers between Urban Centers shall be permanently preserved.
- Discourage General Plan amendments for re-designation of agricultural land on lands which are designated for agriculture to non-agricultural/urban land use.
- Continue the pursuit of agricultural activities until such time as financing for infrastructure is available for the development of Urban Centers and proposed development is consistent with other General Plan policies.

- Work with Fresno County to establish consistent policies for agricultural uses through the update of the Joint Resolution on Metropolitan Planning.

Policy 5.2: Work with Fresno County to develop policy regarding protection of Agricultural lands needed for continuation of commercial agricultural enterprises, small scale farming operations, and preservation of open space.

Actions:

- Consider establishment of a transfer of development rights or credits program to retain prime agricultural land and concentrate development.
- Consider provision of incentives to property owners to participate in Williamson Act Contracts where land is designated for agriculture by the Land Use Plan.
- Consider supporting the County's provisions regarding minimum parcel sizes for Williamson Act Contracts.

Goal 6:

An Environment in Clovis Where Energy Resources are Efficiently Utilized.

Policy 6.1: Promote the use of bicycles as an alternative transportation mode.

Actions:

- Adopt specifications for a bikeway system.
- Establish information programs throughout the community regarding bicycle routes and use.
- Design Urban Villages to incorporate pedestrian and bicycle connections between adjacent land uses and activity nodes.

Policy 6.2: Energy Efficient Development as a Result of Design and Construction.

Actions:

- Encourage new construction to incorporate passive solar features.
- Enforce building codes, including California Administrative Code Title 24 and the UBC, pertaining to energy efficiency within all development and redevelopment projects.
- Review and approval of development for commercial uses shall address energy consumption and shall incorporate measures to increase energy efficiency.
- Implement the Urban Village Concept to create balanced, self-sustaining, convenient neighborhoods.

Goal 7:

Preserved and Enhanced Prehistoric, Historic and Cultural Resources In and Around the Clovis Project Area.

Policy 7.1: Retain and maintain historic structures.

Actions:

- Work with community organizations to provide programs oriented to the preservation of Clovis' history.
- Use redevelopment funds and other mechanisms to promote historic restoration, focusing on the Old Town area.
- Consider the use of flexible zoning regulations to encourage preservation of structures and architectural styles.

Policy 7.2: Preserve known archaeological resources and seek to identify additional archaeological sites within the Project Area.

Actions:

- Require archaeological surveys to be completed as a component of development submittals in areas with potentially high or high archaeological resources as identified on the Sensitive Archaeological Areas Exhibit.

- The services of a qualified archaeologist then shall be required to determine the extent and significance of a site if evidence of archaeological artifacts are discovered during excavation.

Goal 8:

Provide park facilities to meet the needs of existing and future residents, including acreage to offset the current deficit and provide for the projected population growth.

Policy 8.1: A variety of park facilities shall be provided in a timely manner in accordance with the pace of development.

Actions:

- The City shall be responsible for preparing a Parks and Recreation Master Plan which: 1) establishes funding; 2) Adopts standards; and 3) addresses maintenance.
- Require that 4.9 acres per 1,000 population be maintained as the City's parkland standard.
- Maintain and annually update the park development and acquisition portion of the City Capital Improvement Program.
- Pursue the development of portions of flood control drainages and water basins in cooperation with the Fresno Metropolitan Flood Control District for recreational uses which will not inhibit flood control purposes, or impact important open space, natural habitat areas, nor be adversely impacted by flooding.
- Require that adequate acreage, per the City standard, of parklands be dedicated on-site as part of any new development. If it is the objective of the City to develop a park to serve the development at an alternative location, wherein fees shall be collected.
- Identify specific sites for neighborhood parks within the three Urban Center Specific Plan Areas as part of the specific plans required for implementation of development in these areas.

- Identify regional open space areas with recreation opportunities as potential regional park sites.

Policy 8.2: Ensure adequate funding sources for acquisition, operation and maintenance of park and recreation facilities.

Actions:

- Continue current City process which requires the dedication, improvement and/or payment of fees for parkland.
- Continue to require developers to provide land or in-lieu fees based on the City's Municipal Code formula of number of units and cost of land to fund parkland acquisition and improvements. Fees shall be reviewed annually.
- Develop fiscal criteria for the effective allocation of public resources for park and recreation facilities.
- Identify new sources of funding for park and recreational facilities.
- Continue and expand mechanisms by which the City may accept gifts and dedications of parks, open space, and facilities.
- Consider the sale of bonds, user fees, assessment districts and other sources that may be identified at a future date for park development and maintenance.
- Develop an "Adopt a Park" program.
- Provide recreational facilities which are functional and designed for cost-effective maintenance.
- The City should budget sufficient funds specifically for parks and recreation facility maintenance.
- Continue to use Landscape Maintenance Districts to maintain neighborhood parks.
- Provide for density transfers where parkland is dedicated.

Goal 9:

A balanced system of public and private parks and recreation facilities achieved in cooperation with the Clovis Unified School District, the Fresno Metropolitan Flood Control District, the Memorial District, and other agencies.

Policy 9.1: Work with other public agencies to clearly define the role of each agency and to coordinate the provision of services and availability of services.

Actions:

- Permit flexible park planning and design where recreation value can be improved. Provide for a diversity of uses and facilities within park sites.
- Pursue joint powers agreements with other public agencies where appropriate to coordinate parks and recreation services.
- Work with the Fresno Metropolitan Flood Control District to expand the current agreement to identify which flood control basins will be used for seasonal recreational functions.
- The City should coordinate with any responsible agencies in the development of the inner and outer beltway system to ensure that 10 percent of the right-of-way is devoted to linear recreational facilities such as greenbelts and multi-use trails.
- Continue to coordinate the provision of recreation services and programs with the Clovis Memorial District
- Facilitate cooperative use of school facilities and programs for enhancement of recreation programs
- Work with the Clovis Unified School District to ensure a continuation of the "open door" policy of providing recreational facilities on school sites.

Policy 9.2: Parks and Recreation facilities should be accessible to all members of the community, regardless of age, physical limitation, sex or income level.

Actions:

- Provide park and recreation facilities that meet the needs of senior citizens, young adults, families and disabled individuals.
- Develop parks and recreation facilities to comply with local, state, and federal handicap access requirements.
- Work to raise public awareness of available public transportation to and from parks and recreation areas in Clovis.

Policy 9.3: Provide high quality existing and new facilities which are compatible with adjacent land uses through establishment of a Master Planning process that is responsive to community input.

Actions:

- Develop master site plans for each park to ensure that the siting of buildings, open air facilities and landscape are unified, functionally related to efficiency, and compatible with adjacent uses, and supportive of family use.
- Provide park features identified by Clovis residents to guide development of parks and recreation facilities.
- Design and develop parks to complement and reflect their natural environmental setting and maximize their open space character.
- Design and improve neighborhood parks so that uses and parking do not adversely impact adjacent residences, and landscaping is compatible with adjacent areas.
- Locate and develop neighborhood parks to be the focal point of Quarter Section Neighborhoods.

Goal 10:

A trails system that meets the needs of residents.

Policy 10.1: Ensure the City's trail objectives are met by all development.

Actions:

- Prepare a Master Plan of Trails which includes trail standards and establishes trail alignments to ensure that the trail system is safe and provides a pleasant experience for the user.
- Individual developments will be required to provide linkages to the multi-purpose trail system and linkages to the Bikeways Master Plan whenever feasible.
- Design the trail system to utilize drainage courses and waterways, beltways, transit corridors, canals, and easements identified on the Open Space, Conservation and Recreation Plan, and any other public right-of-way wherever possible.
- Route bikeways and multi-purpose trails to facilitate access to open space areas, residential neighborhoods, recreational facilities, Village Centers, Transit Centers and Employment Centers.
- Assign priority to the completion of fragmentary portions of trails which currently exist in the City to ensure continuity and connection of all links in the trail system.
- Work with the County to coordinate regional trail linkages.
- Whenever possible pedestrians, bicyclists and equestrian trails should be separated from the roadway network, and from each other through design.

Policy 10.2: Utilize the Bikeways Master Plan in the review of all development proposals.

Actions:

- Implement trail improvement standards within the Bikeways Master plan within all new development projects.
- Develop bikeways to provide safe routes to schools.
- Review all development projects to ensure inclusion and proper location of the required Bikeway routes.

- Connect bikeway routes identified on the Bikeway Master Plan to regional trails and the open space/recreation trails system where alignments are not parallel.
- Whenever feasible all development projects will be required to improve and dedicate any portion of any trail system proposed within the Bikeways master plan that passes through the development project site.

Types of Open Space

The categories of open space identified on the Open Space/Conservation and Recreation Plan are briefly described as follows. The reader is referred to the Land Use Element for additional explanation of permitted and required land uses in the Open Space categories.

Regional Open Space with Recreational Opportunities

One major regional open space area with opportunity for recreational activities is proposed. Approximately 1,432 acres are reserved in the north central portion of the Study Area are designed to provide open space for major active recreational facilities, such as a golf course, multi-purpose turf areas and play fields, as well as additional acreage which serves dual duty as a major regional stormwater detention facility during major storm events. Although a percentage of the acreage typically contains permanent standing water, a major amount of the western portion of the open space/recreation area will be inundated for short periods of time during a 100 year storm. A permanent improved water body could be developed to provide water oriented recreation opportunities and wildlife habitat.

Water Basins with Potential Joint-Use Park Facilities

Water basins are primarily utilized as retention and/or detention basins for stormwater and flood control purposes. These basins are intended with joint use capabilities providing flood control and recreational opportunities with park facilities.

Canal and Natural Stream/Trail System

The canal easements are primarily utilized to convey stormwater runoff as part of the regional drainage system. However, these open space corridors can also be managed and enhanced as wildlife habitat and riparian areas, and provide opportunities for passive recreation, bicycle and pedestrian trails, and as transitional buffer edges to developed areas.

Beltway Trail System

The Beltway Trail System consists of the inner and outer beltway and provides a unique internal network of open space areas that are designed for a number of purposes. First, these corridors contain the main arterial circulation system within aesthetically pleasing corridors containing managed natural and landscaped areas. Also contained within these corridors are public utilities and a bicycle, pedestrian and alternative transit mode circulation system. Drainage canals may be located within the corridors and can be used and designed as additional amenities that can enhance surrounding land uses. Lastly, these corridors can serve as well defined, landscaped boundaries and entryways to individual Urban Villages, the three Urban Centers, and Employment Centers. The Beltway Trail system works with other components of the Open Space network to help define a unique physical community structure and urban form for the Project Area.

Agriculture

A portion of the Project Area is being preserved as large areas of agriculture. The intent is to preserve prime agricultural soils for continued production and as floodwater protection areas, continue the agrarian tradition on which the Clovis "small town character" is founded, provide a transitional land use pattern adjacent to the outer beltway and major canal features, and provide another major open space asset to the community. In addition, the conservation of agriculture activities northeast of the Friant/Kern Canal responds to water resource constraints and future coordinated efforts with the University of California system in the planning of the potential academy site.

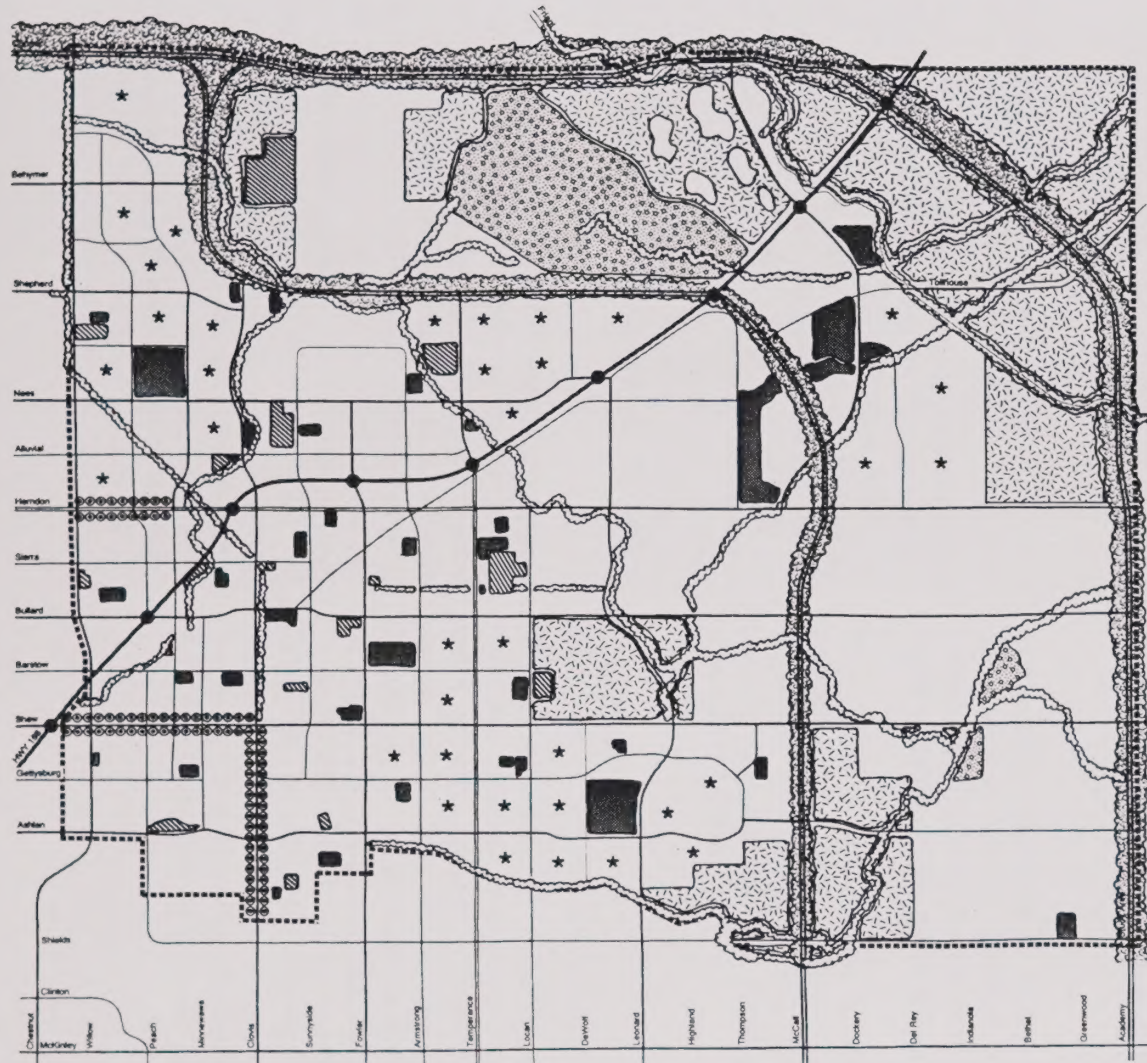
Schools and Parks

In addition to the community-wide open space network, school campuses within proposed Urban Centers, existing school play yards, and community and neighborhood parks serve as open space and outdoor recreation facilities. In many cases, these neighborhood and activity center facilities will be required as a condition of approval for development in the Urban Centers and residential neighborhoods throughout the Project Area. These local scale open space and recreation areas are often sited to take advantage of, and provide access to the Canal/Easement Trail System and Beltway Trail System. These open space areas are important in carrying the community themes of visual amenity, pedestrian and bicycle connections and the "small town character" down to the local level. Neighborhood parks are identified by a symbol representing generalized locations only. During the specific plan process for the development of the three Urban Centers, specific sites and acreages will be determined and required for dedication and improvement as part of the development approval process.

Landscape Features

Proposed "gateways" to the City occur along Clovis Avenue, Shaw Avenue, and Herndon Avenue, which provide direct access to Old Town. Each gateway contributes to the identity of Clovis and should be considered an important element in distinguishing the City from other communities. The identity of the gateways will be established through landscape design and landscape features reflecting the historic and "small town" atmosphere.

Open Space, Conservation and Recreation Plan



-  Schools and Parks
-  Neighborhood Parks
-  Water Basins with Potential Joint Use Park Facilities
-  Regional Open Space with Recreational Opportunities
-  Canal/Easement Trail System
-  Beltway Trail System
-  Agriculture
-  Landscape Features

Note: Canal/Easement Trail System, Beltway Trail System, and Landscape Features are not to scale. Neighborhood Parks are in approximate locations.



Top view of a landslide, looking north, 1982

7 SAFETY 7

SAFETY

Introduction and Authority

The Safety Element focuses on safety issues which must be considered in planning for the present and future development of the Clark County Area. Its primary concern is the protection of the community from currently identified hazards, including floods, fire, and geologic hazards. The level of risk on certain hazards may increase with significant changes in land use and subsequent population growth. Emergency response for these hazards, including fire and police services are mentioned in the Safety Element.

The Safety Element is a required element of California Planning and Zoning Law (Section 56000) and is consistent with other chapters of the Clark County Plan. The function of this element is to identify hazards and to address and manage existing flooding, etc., and to prepare measures for the prevention of the threat against these hazards. The Safety Element identifies goals, policies and actions to guide and direct local government decisions relating to safety-related matters. The focus of the goals and policies is also to promote public safety by creating and implementing design guidelines that will reduce risks to residents,

property and visitors to the Project Area. In addition, this element includes policies designed to assist coordination between various local, state and federal agencies charged with public safety responsibilities.

This chapter is referred to the IEP and Technical Appendices for detailed discussion of the existing conditions and hazard analysis pertaining to floods, seismic and geologic, and fire hazards, as well as emergency response.

Hazards

Hazards refer to natural or man-made conditions which have the potential to threaten the public safety or cause property damage. Hazards refer to specific events which occur due to the interaction between hazardous natural events and populations. Through investigation of hazard data and careful land use planning to reduce or avoid development in these areas, with the highest risks, the potential for damage can be reduced. Through suitable design of new developments and emergency preparations, more than that benefits or that effects can also be gained.



Fifth Street at Pollasky looking east, c. 1912

Chapter 7

SAFETY

Introduction and Authority

The Safety Element focuses on safety issues which must be considered in planning for the present and future development of the Clovis Project Area. Of primary concern is the protection of the community from currently identified hazards, including floods, fires and geologic hazards. The level of risk for known hazards may increase with significant changes in land use and subsequent population growth. Emergency services for these hazards, including fire and police services are considered in the Safety Element.

The Safety Element is a required element of California Planning and Zoning Law (Section 65302) and is consistent with other chapters of the Clovis General Plan. The function of this element is to identify hazards due to seismic and geologic activity, flooding, etc., and to propose measures for the protection of the citizens against these hazards. The Safety Element establishes goals, policies and actions to guide and direct local government decision-making in safety-related matters. The intent of the goals and policies is also to promote public safety by careful and innovative design techniques that will reduce risks to residents,

property and visitors to the Project Area. In addition, this Element includes policies designed to foster coordination between various local, state and federal agencies charged with public safety responsibilities.

The reader is referred to the EIR and Technical Appendices for detailed discussion of the existing conditions and impact analysis pertaining to flood, seismic and geologic, and fire hazards, as well as emergency services.

Setting

Hazards refer to natural or man-made conditions which have the potential to threaten life, cause injury, or cause property damage. Disasters refer to specific events which occur due to the interaction between hazards and human populations. Through investigation of hazard risks and careful land use planning to reduce or restrict development in those areas with the highest risks, the potential for disaster can be reduced. Through sensible design of new development and emergency preparedness, risks from these hazards or their effects can also be reduced.

Fire

The Clovis Project Area is protected by two fire departments. The unincorporated portions of the Project Area, including those within the Sphere of Influence and the outlying Study Area, is served by the Mid-Valley Fire Protection District which contracts with the California Department of Forestry. The incorporated portion of the Project Area is served by the Clovis Fire Department. The City of Clovis Fire Department has an Instant-Aid Agreement with the Mid-Valley Fire District and the City of Fresno Fire Department.

The Clovis Fire Department and the Mid-Valley Fire District both provide 24-hour emergency service. The Clovis Fire Department's goal is maintain a five minute response time to emergencies 90 percent of the time. Currently, Clovis' three fire stations are located in such a manner that they are meeting the response time goal approximately 86% to 87% of the time. Clovis provides first responder emergency medical services with all response personnel trained to the Emergency Medical Technical I level. The Fire Department also has responsibility for emergency preparedness and disaster planning. The Clovis and Fresno Fire Departments have joined together in developing a hazardous materials team whose members respond jointly to hazardous materials spills within the incorporated portion of the Project Area. Clovis currently operates three fire stations, as well as an administrative office within the incorporated portion of the Project Area. The Mid-Valley Fire District operates one station located at the intersection of Sunnyside and Nees within the unincorporated portion of the Project Area. Each Clovis fire station is staffed by rotating shifts with a minimum of three employees assigned to engine companies and two assigned to the squad.

A Fire Protection Master Plan was prepared by the Clovis Fire Department and adopted by the Clovis City Council in 1988. The Fire Protection Master Plan is hereby incorporated by reference in the General Plan. The Plan addresses fire safety standards, as well as emergency preparedness, emergency response, educational programs, identification of fire hazards, code enforcement in building safety programs, and an implementation plan to meet the goals and objectives. The Plan identified a need for three additional fire stations within the City's Sphere of Influence. One has been constructed and the other two are in the planning

phase. Goals, objectives and implementation measures contained in the Plan are referenced in this Element. The goals of the Fire Service Master Plan are:

- To establish an emergency response capability that provides adequate resources to effectively control typical fires and other emergency incidents;
- To provide a positive work environment that promotes organizational and individual development to maintain and improve the quality of services.
- To develop an emergency medical services system that provides a level of care appropriate to the severity of need, while maximizing public and private sector resources;
- To place added responsibility for fire control and fire prevention on the private sector through the use of effective methods and systems;
- To provide a system of public education and awareness aimed at eliminating potential hazards and preparing the public to effectively deal with emergency situations;
- To develop a response capability that maximizes public and private resources to effectively deal with man-made and natural disasters;
- To actively pursue innovative methods that will result in cost-effective improvement of all services;
- To provide consistent code administration, enforcement, and education to assure compliance of adopted construction and environmental standards.

Police

Police services within the Project Area are provided by Fresno County Sheriff Department which covers the Sphere of Influence and the Study Area, and the Clovis Police Department, which covers incorporated areas. Mutual aid assistance to the Fresno County Sheriff Office and California Highway Patrol are provided by the Clovis Police Department.

The Clovis Police Department has one facility at the Civic Center near Hughes and Fifth Street. The Department is comprised of 72 sworn officers. The Department has established a Level of Service standard of 1.46 sworn officers per 1,000 population and 0.63 non-sworn officers per 1,000 population. Response times within the current City boundaries for Priority 1 calls (life threatening) is less than five minutes. The Fresno County Sheriff's Department Area 2 headquarters located at Shields and Clovis Avenue provide service to the unincorporated portions of the Project Area.

The City has plans for proposed police facilities based upon its current boundaries and Sphere of Influence. Additional growth in the Study Area, and in response to the proposed General Plan would require augmentation of police protection services over and above the projected program.

Geologic/Seismic

The Project Area is subject to relatively low seismic hazards compared to many other parts of California. The primary seismic hazard is ground shaking produced by earthquakes generated on regional faults lying outside the immediate vicinity of the Project Area. Refer to the EIR, Section 4.1.1 for the Regional Fault Map. The most probable sources of earthquakes that might have a potential for causing damage in the Project Area are: the Owens Valley Fault Group located about 68 miles to the northeast, the Foothills Suture Fault Zone located approximately 75 miles to the north, the San Andreas Fault located approximately 80 miles to the southwest, and the White Wolf fault located about 120 miles to the south.

A maximum probable earthquake on any of the three major faults closest to the Project Area would produce a maximum ground acceleration in the Project Area of about 0.1g as ground deceleration generally decreases with increasing distance from the earthquake source.

Liquefaction

The potential for liquefaction decreases as the groundwater depth increases, and liquefaction is considered to be unlikely where the ground water depth exceeds 30 feet. Initiation of liquefaction occurs

primarily as a result of an earthquake, the distance to the closest active faults and the anticipated duration of groundshaking need to be noted.

Subsidence/Settlement

Subsidence or settlement is the shrinking of surface earth material caused by natural or artificial removal of underlying support. Seismically-induced groundshaking, both local and regional, and heavy rainfall are naturally-induced causes of subsidence. Extraction of earth materials, including groundwater, gas and oil is the primary man-induced cause.

Soil Erosion

Slope stability is not a concern in the Clovis Project Area. The Project Area has a natural mild gradient from northeast to southwest. The highest elevation coincides with the Friant/Kern Canal north of Tollhouse Road at 460 feet, with the lowest elevation of 335 feet near the intersection of Winery and Ashlan Avenues. These flat slope characteristics which exhibit natural slopes of less than .001 feet per foot can make the control of drainage runoff difficult. Many natural depressions within the flat topography naturally collect and pond storm water runoff.

The soil characteristic of primary interest for drainage is its permeability. The permeability of the soil determines the quantity of runoff generated by the soil from rainfall. Generally speaking, the higher the permeability of the soil, the lower the runoff quantity that will be generated by rainfall. Conversely, the lower the permeability, the higher the runoff. The locations of these different soil types can be generally predicted from their proximity to present and ancient stream courses. Those soils within or relatively near the stream courses tend to be the loamy, well drained soils with high permeability.

Flooding

The Project Area is traversed by three natural stream systems. Each of these systems is comprised of sub-streams or creeks that collect together to discharge to a centralized natural drainage channel. These systems include the Red Bank, Fancher and Dog Creek system, the Dry and Dog Creek system, and the Pup Creek/Alluvial Drain system. The latter is a tributary of the original Dry Creek Channel. These stream systems

collect storm runoff from the foothills easterly of the Project Area, as well as within the Study Area, and convey such runoff through the Clovis/Fresno metropolitan areas to the Fresno slough, which is located westerly of the City of Fresno.

Many of these channels have been modified over time such that they have become dual use storm water conveyance channels and irrigation water conveyance channels. Those streams that have not been used for irrigation purposes have essentially remained in their natural state and have historically flowed uncontrolled during storm runoff events. These stream channels have limited flow capacity. In some cases, the historical uncontrolled grading of land has obliterated or severely modified the natural channels to the extent that their flow capacity has been seriously limited. Flooding has been a serious problem in the Clovis/Fresno metropolitan area when these channel capacities are exceeded.

Historically, flooding has occurred within the General Plan Study Area. Portions of the City of Clovis, the existing Sphere of Influence areas as well as the unincorporated Fresno County portion of the Study Area have been subject to flooding. Such flooding has been documented by the Federal Emergency Management Agency (FEMA) in their Flood Insurance Study (FIS) and Flood Insurance Rate Map(s) (FIRM) as published in 1983 and 1982 for the City of Clovis and County of Fresno respectively. The Flood Insurance Study and Flood Insurance Rate Maps show the flooding in the Study Area that could occur from the one percent (return frequency equals 100 years) rainfall event.

The Flood Hazards Map shows the extent of Zone A flood hazard area as defined by FIRM within the Study Area. FEMA has defined Zone A as "areas of 100 year flood where base flood elevations and flood hazard factors have not been determined." The major sources of flooding include areas along the Pup Creek alignment from the northeasterly portion of the Study Area through the center of the City of Clovis. Most of this flooding is confined to the areas in and around the Pup Creek Channel.

Other areas of flooding are related to the Alluvial Drain area, the Dry Creek Reservoir and its possible overflow areas. The major inundation areas from potential overflows from the Dry Creek Reservoir affect a major of the northwesterly portion of the Study

Area as well as the northwesterly portions of the current City Sphere of Influence and City boundaries. Other areas of flooding occur along the Dog Creek Channel alignment and in low depressed areas along the easterly sides of the Enterprise Canal. Refer to the EIR for a detailed discussion of dam inundation potential.

In 1991, the City of Clovis entered into an agreement with the Fresno Metropolitan Flood Control District (FMFCD) for the FMFCD to provide all storm drainage services within the incorporated areas of the City of Clovis. The FMFCD provides two separate services to the General Plan area. The first is flood control service to control runoff that originates in rural areas and/or within or east of the General Plan area. The second is drainage service to control runoff generated by urban areas within the General Plan area.

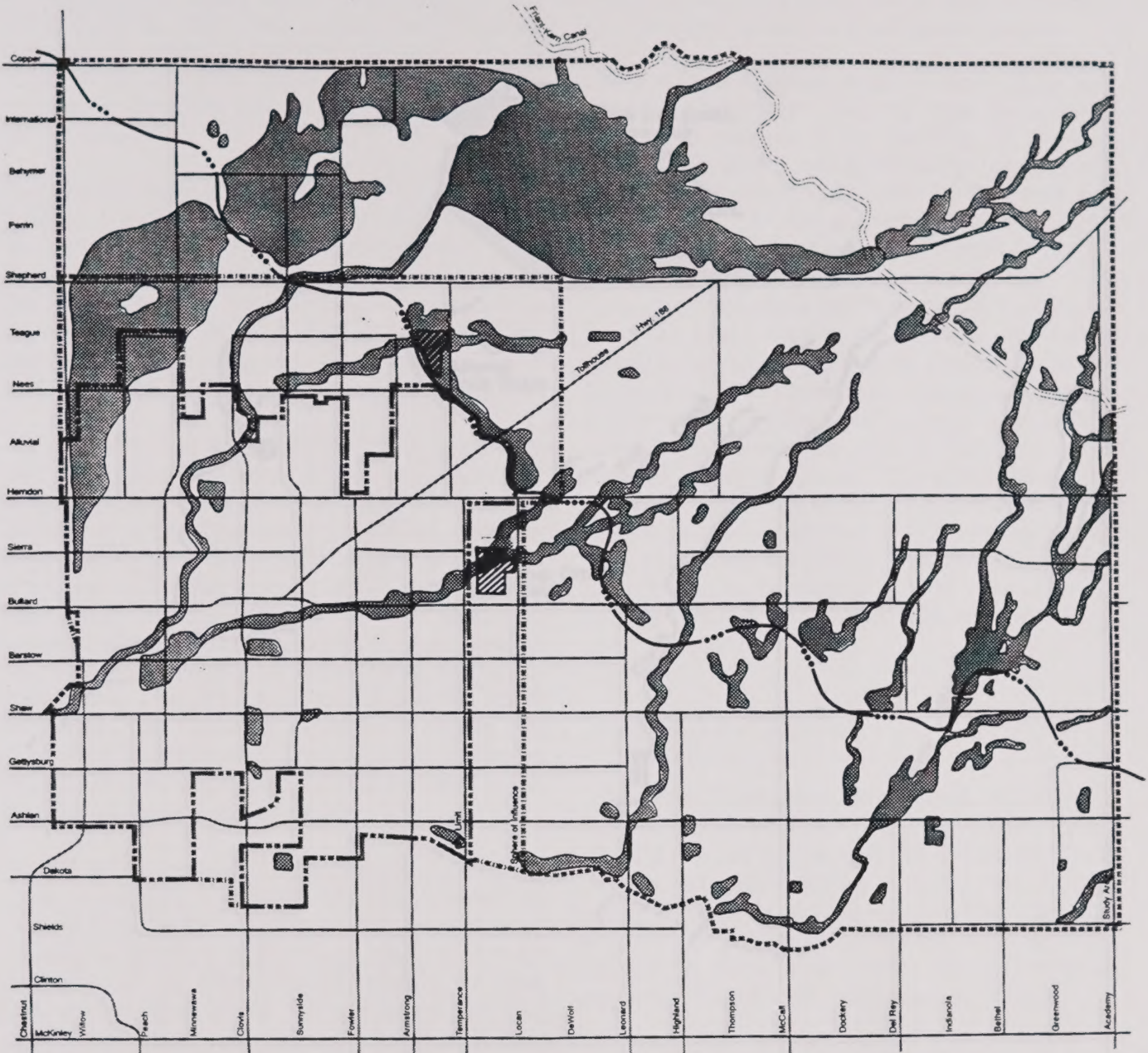
The FMFCD service plan defined flood control as the "control, containment, and safe disposal of foreign storm waters which flow or drain through the District." The District's urban storm drainage management plan is based on the development of a system of storm drainage collection inlets and pipeline facilities that discharged to retention/recharge basins for the disposal of collected runoff during storm periods. This system provides the primary means of urban storm drainage control.

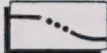
Urban drainage systems consist of pipeline facilities, drainage inlets and disposal basins. The pipeline collection system is designed to convey the peak runoff from a 2 year intensity rainfall. The basins are designed to hold the runoff from 6 inches of rainfall generated by the watershed when runoff is calculated using the FMFCD standard runoff coefficients for a 2 year event.

Some pipelines and basins within the General Plan Area are fully or partially operational. Pipeline collection systems that are operational are in the process of being evaluated to insure that they meet the FMFCD design standard for service. Those that do not meet the standard will have remedial facilities provided to bring them up to the FMFCD design standard.

Existing basin sites are also presently being evaluated for compliance with the FMFCD design standard. Those that do not meet the design standard are located within presently urbanized areas where available land to expand the basin is not available. Therefore,

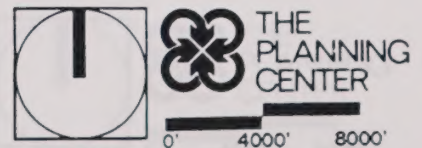
U.S. Army Flood Hazards Map Redbank-Francher Creek Project Elements



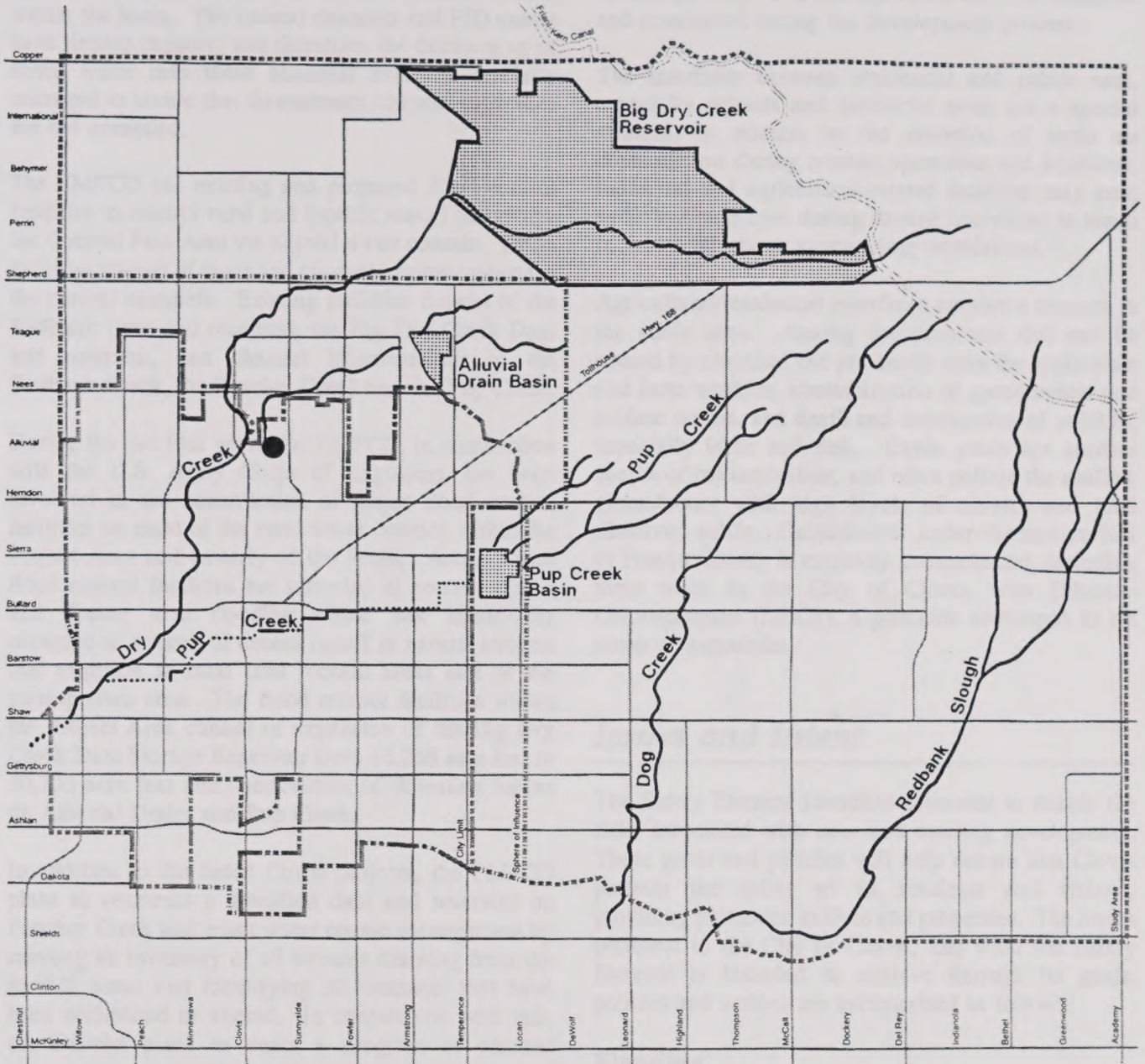
-  Areas of 100 year Flood
-  Element of U.S. Army Corps of Engineers Redbank-Francher Creek Projects
-  Enterprise Canal

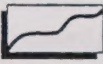
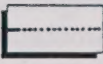
Source: Blair, Church & Flynn Engineers

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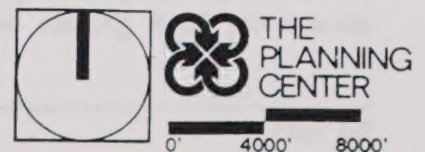
U.S. Army Corps of Engineers Redbank-Francher Creek Project Elements



-  U.S. Army Corps of Engineers Project Element
-  Streams Needing Protection
-  Existing Pipeline
-  Existing Flood Control Pump Station

Source: Blair, Church & Flynn Engineers

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pumping to natural channels or FID canals is utilized to dispose of the runoff volume that cannot be held within the basin. The natural channels and FID canals have limited capacity and therefore, the discharging of storm water into these channels must be carefully managed to insure that downstream channel capacities are not exceeded.

The FMFCD has existing and proposed flood control facilities to control rural and foothill runoff that enters the General Plan Area via natural water courses. These facilities consist of dams and channel improvements for the natural channels. Existing facilities consist of the Redbank Dam and reservoir, the Big Dry Creek Dam and reservoir, and channel improvements to the Redbank Creek, the Fancher Creek and the Pup Creek.

During the last four years, the FMFCD, in conjunction with the U.S. Army Corps of Engineers, has been involved in the construction of major flood control facilities on most of the rural water courses within the Project Area and easterly of the Project Area. These flood control facilities are intended to control Clovis and Fresno area flooding which has historically occurred as a result of excess runoff in natural streams that originate in rural land foothill areas east of the metropolitan area. The flood control facilities within the Project Area consist of expansion of the Big Dry Creek Dam Storage Reservoir from 16,258 acre feet to 30,200 acre feet and construction of detention basins on Alluvial Drain, and Pup Creek.

In addition to the listed Corps projects, the FMFCD plans to construct a detention dam and reservoir on Fancher Creek and enact water course management by creating an inventory of all streams draining from the foothill areas and identifying all channels that have been obliterated or altered. In conjunction with this, the District plans to enact a program of channel preservation, renovation and maintenance.

Hazardous Materials

Contaminated sites in the study area include leaking underground storage tanks, pipelines containing hazardous materials, the Southern Pacific Railroad and industrial facilities such as lumber milling. Site remediation, or cleanup, must occur prior to development activities on contaminated sites. Cleanup standards differ for residential, commercial and industrial uses. Therefore, a site that may be "clean"

for industrial uses may still be too contaminated for residential uses. Site contamination must be identified and considered during the development process.

The interfaces between residential and public uses, especially schools and industrial areas are a special concern, in relation to the emission of toxic air contaminants during routine operations and accidents. Industrial and agricultural-related facilities may emit sufficient quantities during routine operations to result in health effects on surrounding populations.

Agricultural/residential interfaces are also a concern in the study area. Among the problems that can be caused by chemical use are health risks for applicators and farm workers, contamination of groundwater and surface waters, and death and deformation of wildlife, especially birds and fish. Cattle yards are another source of contamination, and often pollute the shallow groundwater with high levels of nitrates and total dissolved solids. Groundwater under the eastern half of Fresno County is currently contaminated, including three wells in the City of Clovis, with Dibromo Chloropropane (DBCP), a pesticide developed to rid crops of nematodes.

Issues and Intent

The Safety Element identifies measures to reduce the risks associated with new and existing development. These goals and policies will help ensure that Clovis protects the safety of its residents and visitors, providing protection to lives and properties. The issues pertinent to the City of Clovis, and what the Safety Element is intended to achieve through its goals, policies and actions are summarized as follows:

Flooding

The natural setting of the Clovis Project Area requires that careful preliminary planning be done to reduce the potential for loss of life, injury and property damage from flooding. The City recognizes that flooding can occur as the result of uncontrolled banking of creeks and canals or flood control facilities; it may also occur as the result of structural failure of dams or reservoirs. At the completion of the construction project currently underway by U.S. Army Corps of Engineers, major portions of the existing flood prone areas will be eliminated. All of the existing flood prone areas

downstream of the Big Dry Creek Reservoir, Alluvial Drain Basin, and the Pup Creek Basin should no longer be classified as being flood prone. Based on the design features, operational characteristics and level of flood protection that has been included in and provided for by the construction of Big Creek Reservoir, the potential exposure of the sites to inundation from a flood release, or an overflow or failure of the Big Dry Creek Dam is not considered a significant hazard as the Big Dry Creek Dam and Reservoir provides adequate flood protection. The Estimated Flood Hazard Area Exhibit shows these portions of the Project Area that may remain classified as flood hazard areas at the completion of the Corps project. Most of these flood prone areas would occur along the channel alignments of Dog Creek, Pup Creek, Redbank Slough, and along Alluvial Drain, easterly of the Alluvial Drain Basin. Flooding adjacent to the easterly side of the Enterprise Canal is possible.

As land is converted from rural or agricultural uses in the General Plan Areas to urban uses, two flood control/drainage issues must be addressed. The first is to safely control the greater peak runoff rates and runoff volumes generated by urban uses. The second is to preserve and re-establish obliterated natural channels that traverse the area. Both of these issues necessitate the orderly implementation of the existing FMFCD Storm Drainage Master Plan and policies and the expansion of that master plan and policies to the remainder of the General Plan Area.

It is the intent of the City of Clovis to carefully monitor development in order that mitigation measures of the FMFCD and the Corps of Engineers are as comprehensive as possible; that all required agencies are involved; and that monitoring is on-going and extensive. The Land Use Plan responds to flood hazard areas by designating flood prone areas which are currently undeveloped as Open Space, Water Basin or Agricultural land use designations. Those areas which are currently developed as Rural Residential or Very Low Density Residential will remain low density in nature. In addition, development of the property within these areas is subject to the Flood Plain Management policy by the City of Clovis. The Open Space/Conservation Element also designates the majority of flood prone areas to correspond to non-habitable uses such as Open Space, Recreation, Water

Basin with Park Facilities, Canal/Easement Trail System or Agriculture, with the exception of areas already developed with very low density residential uses.

Wildfire and Urbanfire

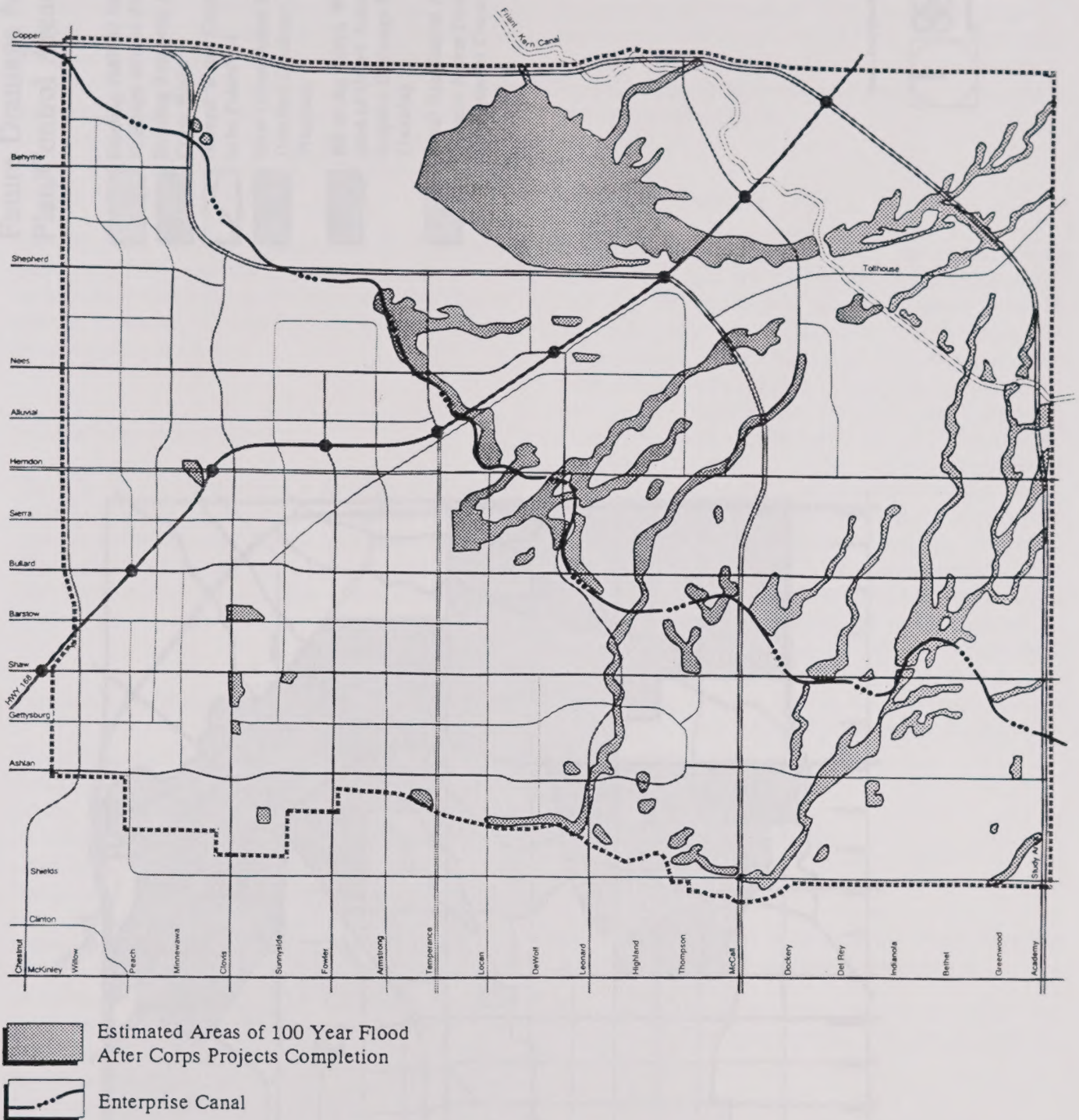
The Clovis Project Area is not considered to be a high fire hazard area. The most significant fire hazards are field fires and fires associated with commercial and industrial uses, and residential areas. The urban/rural interface is also a concern - these areas tend to have a greater amount of vegetation, while building materials in rural residential and agricultural areas tend to be more prone to fire (use of shake roof, wood siding on barns and corrals). However, buildout of the General Plan would result in an increase in service demand due to intensification of land use, addition of residential units and population increase, which correlates to a rise in the number of emergency medical incidents anticipated. The Fire Protection Master Plan divides the City and the Sphere of Influence into four Fire Management Zones (FMAs), projects buildout of these FMAs, and identifies the major and key fire risks applicable to the area. The Fire Management Zones fire assessment risks need to be updated to reflect the current and projected level of development and applied to the entire Project Area. Additional Clovis Fire Department Facilities and personnel will be required to meet demand.

Seismic and Geology

Development of the General Plan Land Use Plan exposes additional effects of groundshaking, liquefaction and subsidence from an earthquake.

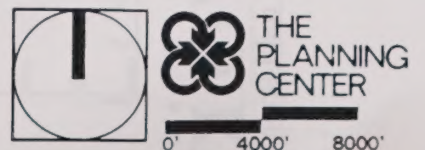
Zones within the Project Area where the groundwater is less than 30 feet from the surface are delineated in the Liquefaction Areas Exhibit. Studies indicate that the soil types are not conducive to liquefaction. Further, the maximum ground surface accelerations from the expected earthquakes are too low on the east side of the Valley to produce the shock necessary to initiate liquefaction.

Estimated Flood Hazard Area After Corps Projects Completion

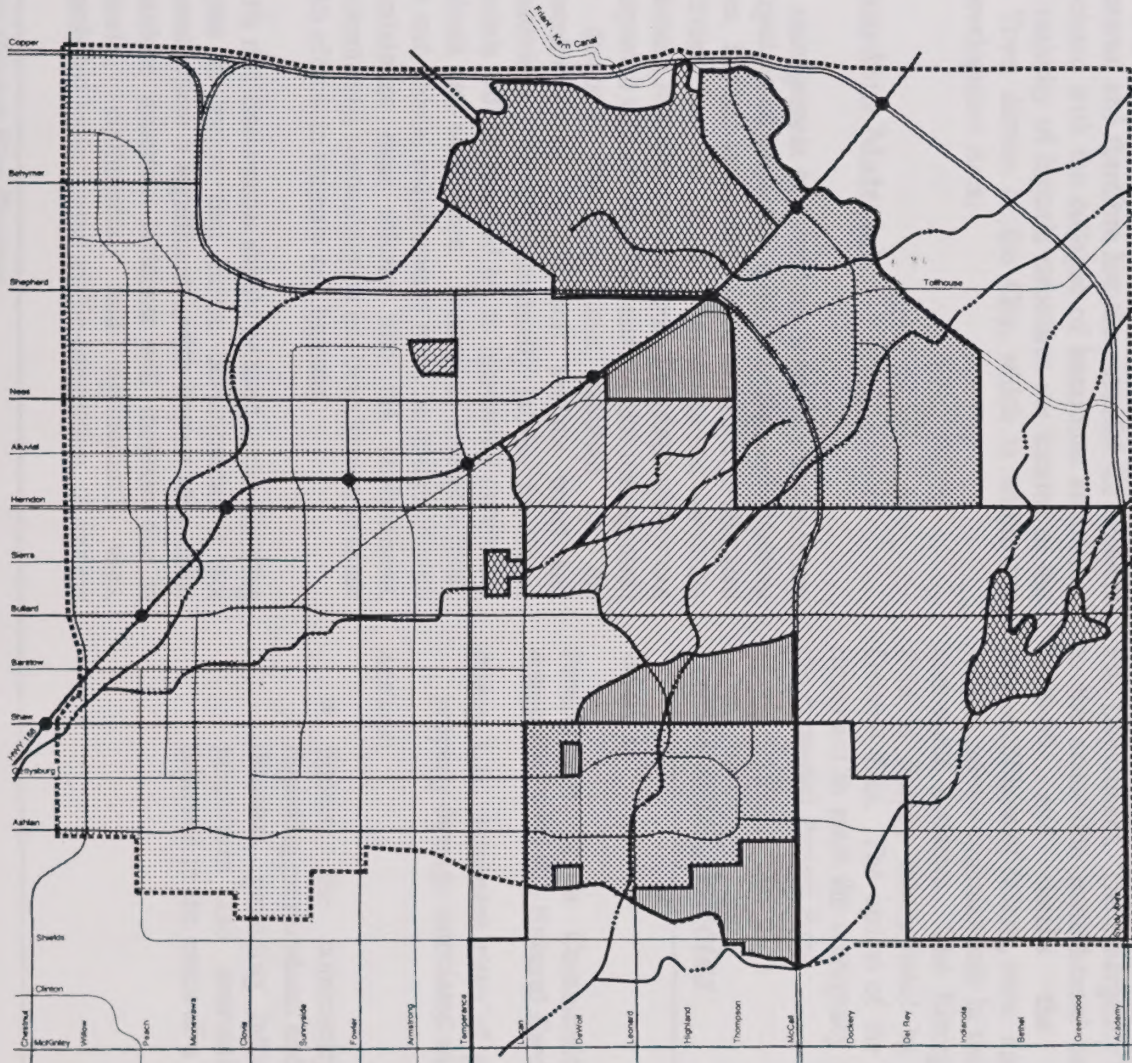


Source: Blair, Church & Flynn Engineers

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Future Drainage Master Plan/Control Areas



-  Existing FMFCD Urban Storm Drainage Master Planned Area
-  Existing Reservoir and Corps Basin
-  Natural Water Course to be Preserved
-  New Urban Areas Requiring Detailed Drainage Master Planning
-  RR or Ag Areas, Within Watershed of Urban Areas, Which Require Drainage Master Planning
-  Rural Residential Areas That Require Storm Drainage Management Control

Major zones of "active settlement" include a relatively large area on the west side of the valley. The zones of "active settlement" are known to undergo extensive settling with the addition of irrigation water, but evidence for settlement due to groundshaking is not available. Since the process of more efficiently rearranging the soil grains is nearly the same whether it is initiated by the addition of water or by vibration, the potential for settlement of these soils by ground shaking must be considered.

The City must establish requirements for site specific geologic and soil studies to identify potential hazards in the siting of habitable land uses, and utilize the most current standards of building design to withstand seismic/geologic events.

Hazardous Structures

The City of Clovis contains a number of historical structures, and therefore has the potential for impacts associated with the collapse of hazardous structures. The majority of historic structures are located in the Old Town district of the City, which is within the Redevelopment Area.

Hazardous Materials

The management of hazardous materials has recently emerged as an important environmental and planning issues. Modern technology and society's high standard of living has led to a dependence on products containing hazardous substances. This dependency can be expected to increase. Past and present management and disposal practices have resulted in the contamination of the air, soil, surface water and groundwater. As the community grows, hazardous materials will be handled by an increasing number of residents and employees. Numerous stringent local, state and federal requirements must be complied with to minimize their release into the environment. Environmental contamination has been known to cause health effects in animals and humans.

Health risk assessments should be used in the planning process to assure that future development is not allowed where a significant health impact may exist. Hazardous materials incidents will increase due to industrial, commercial and agricultural uses, exacerbated by increased traffic congestion. A variety

of local, state and federal Community Right-to-Know and emergency response programs and regulations exist to minimize the impacts of incidents. These programs are implemented by the Fresno County Environmental Health Department. The Department also provides a hazardous materials emergency response team which serves the entire county.

Safety Prevention

Residents pride themselves in the safe living environment that prevails in the Clovis community. The City will continue to provide adequate levels of fire and police service necessary to maintain this environment. The Fire and Police Department Facilities Exhibit identifies existing and proposed fire and police facilities, as well as the emergency evacuation routes established in the City's Emergency Preparedness Plan. The City's Emergency Preparedness program is administered by the Clovis Fire Department. The Emergency Plan was converted to the state-wide multi-hazard functional format in 1988-89, and details the interactions and responsibilities of federal, state and local agencies, as well as private organizations in the event of natural or man-made disasters. The Emergency Preparedness Plan is hereby incorporated by reference in this General Plan. The update of the Emergency Plan is important to meet the emergency protection needs of the expanded Project Area.

Goals and Policies

Goal 1:

Protect the Clovis Community from Hazards Associated with the Natural Environment.

Policy 1.1: Minimize risks of personal injury and property damage associated with natural hazards.

Actions:

- Educate the community on procedures regarding preparedness and response to natural disasters, providing information describing procedures and evacuation routes to be followed in the event of a disaster.

- Address the need for future evacuation routes as a component of the street construction and improvement programs of the City and other relevant agencies.
- Establish design criteria for publicly accessible stream corridors, detention basins and drainage facilities to minimize potential for accidents and injury.
- Preserve as open space areas along waterways, detention basins and ponding areas, and in areas of wildlife and known flooding hazards where building for human occupancy is hazardous.

Policy 1.2: Provide flood protection for existing development and for areas planned for new development.

Actions:

- Coordinate with the FMFCD in its efforts to enact a program of channel preservation, renovation and maintenance.
- Support the FMFCD in the creation of an inventory of all streams draining from the foothill areas and identifying all channels that have been obliterated or altered.
- Require, as a condition of development, protection of channel alignments, identification of floodway areas, and construction of channel improvements so that projected 100 year flood flows can pass without affecting new development.
- Utilize zoning and other land use regulations to limit and/or prohibit development in flood prone areas.
- Map dam failure inundation areas and develop, maintain and inform the public of an evacuation procedure for all affected areas in the event of failure of dams.

Policy 1.3: Utilize the unprotected 100 year floodplain for low density uses such as agriculture, open space, recreation, and for reclaiming water and wetlands.

Actions:

- Establish development set-back requirements from natural water courses that traverse the Project Area.
- Work with the U.S. Army Corps of Engineers and the FMFCD to develop floodplain information and maps for the FEMA following completion of FMFCD and Army Corps projects and activities.

Policy 1.4: Mitigate potential adverse impacts of geologic and seismic hazards.

Actions:

- Require geologic and soils studies to identify potential hazards as part of the approval process for all new development prior to grading activities.
- Conduct a building survey to identify structures that are substandard in terms of seismic safety. Develop a program to bring these structures up to current seismic safety code standards.
- Require that underground utilities be designed to withstand seismic forces.
- Coordinate with the FMFCD to regularly inspect and repair levees as part of their proposed program of channel preservation, renovation and maintenance.
- Incorporate appropriate earthquake prevention standards into the uniform technical codes and require that all new structures are engineered to meet seismic safety code standards.

Policy 1.5: Minimize fire hazards within the Project Area.

Actions:

- Implement the goals, objectives and requirements as identified in the City of Clovis Fire Protection Master Plan which is hereby incorporated by reference into the General Plan.
- The City shall minimize the dependencies of new commercial, industrial, and mixed-use developments on firefighting personnel and

equipment by requiring on-site fire suppression systems which include sprinklers and pumps, as necessary.

- The City shall require property owners to remove fire hazards, structures, materials and debris as directed by the Fire Department.
- The City should use physical site planning as an effective means of preventing fire. Work with the California Mid-Valley Fire District and the City of Clovis Fire Department to require weed abatement control or plant fire resistant, native vegetation as buffers for development proposed in rural and agricultural areas, or adjacent to open space, with moderate to high fire risks.
- Update the Fire Management Zones to encompass the entire Project Area and assess fire risks associated with current development and future development as projected by the Land Use Plan.
- Coordinate with the County of Fresno to submit building plans to the Clovis Fire Department for all developments occurring in portions of the Project Area outside of the Sphere of Influence to satisfy the 1,500 GPM fire flow and number of siting of hydrant requirements, street widths and design requirements for emergency vehicle access and turning radii as specified in the Emergency Vehicle Access Ordinance and the Clovis Fire Department requirements.
- All new development shall be constructed according to the fire safety and structural standards contained in the latest adopted UBC and related regulations.

Policy 1.6: Protect the community from loss of life, serious injuries, and major social and economic disruption caused by the collapse or severe damage to hazardous structures.

Actions:

- Establish the location of potentially hazardous structures within the City and the outlying areas and adopt a program for the orderly and effective upgrading to meet seismic requirements.

- Develop procedures for seismic review of potentially hazardous structures at appropriate points in each structure's history.
- Utilize Redevelopment funds for the improvement and upgrading of structures to meet seismic standards within the Old Town area.

Goal 2:

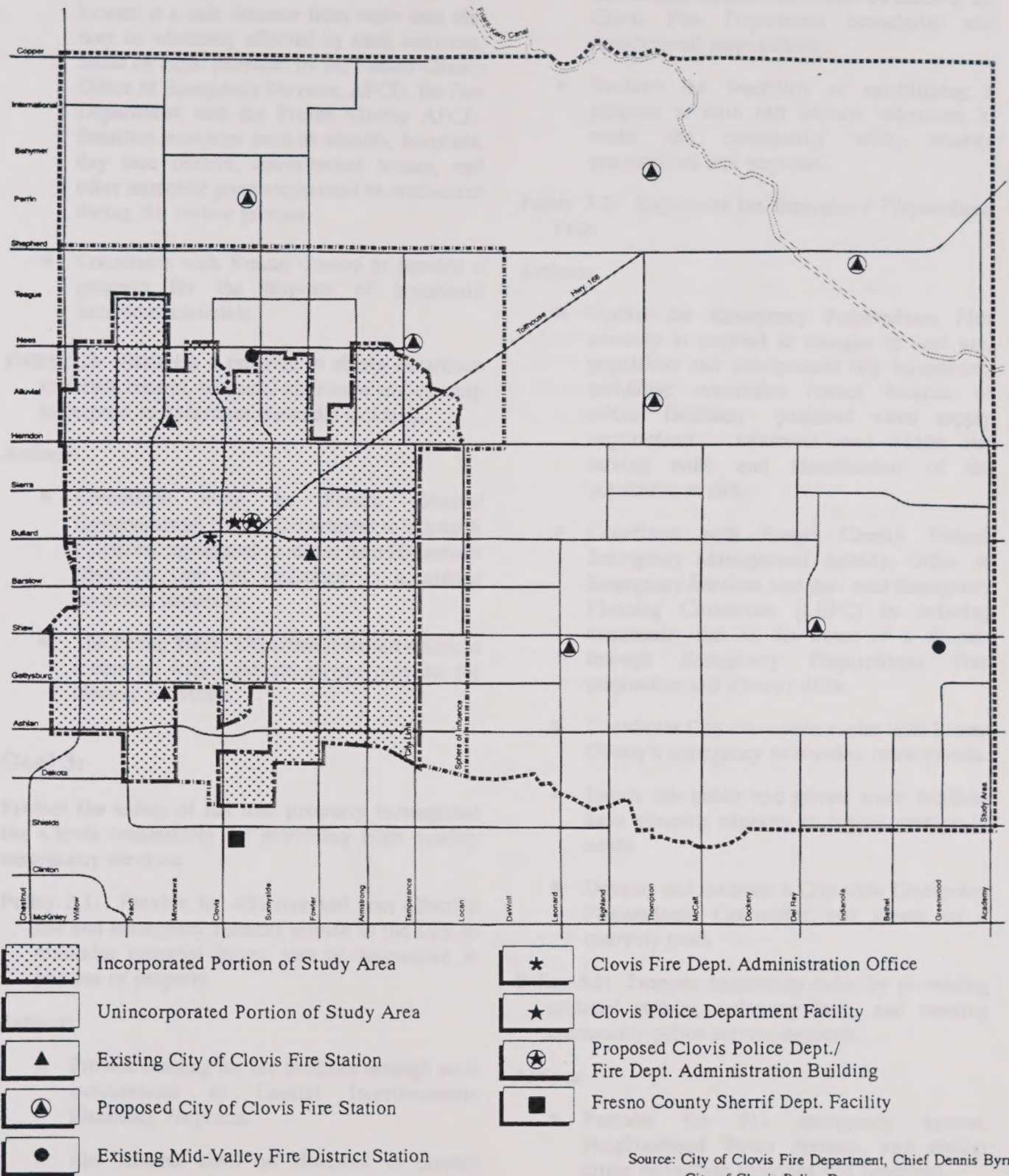
Protection of the public and environment from exposure to hazardous materials and hazardous waste.

Policy 2.1: Assess any risks involving the disposal, transport, manufacture, storage and handling of hazardous materials at all levels of planning in the City of Clovis.

Actions:

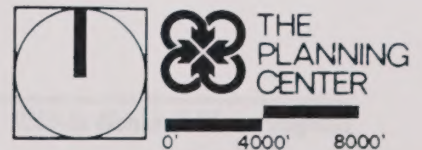
- Coordinate with Fresno County to provide educational opportunities for generators of small quantity, household and agricultural waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management.
- Adopt current versions of the Uniform Fire Code to regulate the storage of hazardous substances.
- Restrict the storage of hazardous materials in industrial areas which are located within 1/4 mile of sensitive receptors.
- Consider the emission of toxic air contaminants from existing facilities when siting sensitive receptors within 1/4 mile of source.
- Coordinate with the California Highway Patrol to establish designated travel routes through the Clovis Project Area for vehicles transporting hazardous materials.
- Identify potential users and producers of hazardous materials at the time of permit application and mitigate dangers associated with these materials.

Fire and Police Department Facilities



Source: City of Clovis Fire Department, Chief Dennis Byrnes;
City of Clovis Police Department

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- Land uses involved in the use, storage or production of hazardous materials shall be located at a safe distance from other uses that may be adversely affected by such activities, based on input provided by the Fresno County Office of Emergency Services, APCD, the Fire Department, and the Fresno County APCD. Sensitive receptors such as schools, hospitals, day care centers, convalescent homes, and other immobile populations shall be considered during the review process.
- Coordinate with Fresno County to provide a program for the disposal of household hazardous materials.

Policy 2.2: Establish a program to obtain hazardous materials control, technical assistance and cleanup to respond to hazardous materials incidents.

Actions:

- Coordinate with the Fresno County/Environmental Health Department to establish a joint use agreement to utilize their Hazardous Materials Unit for assistance at hazardous materials incidents.
- The Public Works Department should maintain a contract with a private service provider for cleanup activities.

Goal 3:

Protect the safety of life and property throughout the Clovis community by providing high quality emergency services.

Policy 3.1: Provide for effective and cost effective fire and emergency medical service to the City to minimize potential injury, loss or destruction to persons or property.

Actions:

- Provide funding for fire facilities through such mechanisms as Capital Improvements Financing Programs.
- Fire hazards shall be identified in project review and shall be prevented or mitigated to an acceptable level.

- As the City of Clovis expands its incorporated boundaries, adjustments should be made to the Clovis Fire Department boundaries and jurisdictional responsibility.
- Evaluate the feasibility of establishing a program to train and educate volunteers to assist the community with disaster preparedness and response.

Policy 3.2: Implement the Emergency Preparedness Plan.

Actions:

- Update the Emergency Preparedness Plan annually to respond to changes in land use, population and incorporated city boundaries, including: evacuation routes; location of critical facilities; peakload water supply requirements; minimum road widths and turning radii; and identification of the population at risk.
- Coordinate with Fresno County, Federal Emergency Management Agency, Office of Emergency Services, and the Local Emergency Planning Committee (LEPC) in reducing community risk in the event of a disaster through Emergency Preparedness Plan preparation and disaster drills.
- Coordinate City evacuation routes with Fresno County's emergency evacuation route system.
- Ensure that public and private water facilities have adequate capacity to supply emergency needs.
- Develop and maintain a City-wide Emergency Preparedness Committee that meets on a quarterly basis.

Policy 3.3: Promote community order by preventing criminal activity, enforcing laws, and meeting community police service demands.

Actions:

- Promote the 911 emergency system, Neighborhood Watch systems, and similar crime prevention activities and programs.

- Design public and private spaces to minimize opportunities for criminal activity.
- Continue in mutual aid with Fresno County and the California Highway Patrol.
- Maintain effective disaster response plans that address emergency response and traffic control and security of damaged areas.
- Law enforcement hazards shall be identified in project review and shall be prevented or mitigated to an acceptable level.
- Determine the feasibility of establishing mechanisms, such as a service assessment district, to assist in funding police operations and facilities to enable the City to provide and maintain an adequate level of police equipment and personnel consistent with City growth, land annexation and development.
- Use zoning regulation and other local regulatory authority to reduce the need for future needs for police services, i.e. private security, surveillance standards, use restrictions, and design features to improve safety.

Policy 3.4: Establish an effective communications system to properly respond to emergencies.

Actions:

- Work with the Clovis Fire Department and the Mid-Valley Fire District to develop a command center for local disasters.
- Provide emergency information and public education in the event of a disaster by developing a television override system to enable the proper authority to broadcast emergency information and an ongoing program of educational information relating to proper emergency and protective measures during a disaster.

8 NOISE

Introduction and Background

Noise has long been an unwanted part of human existence and the subject of this course. The noise background level of noise, however, varies with time as modern transportation systems change and sound dependence upon distance varies. As noise levels steadily escalate and transportation systems change, we must be able to assess the magnitude of the effects of noise exposure in the community.

The passing years have not sufficiently compensated with noise. In many instances, noise problems were identified only after the consequences were apparent or inevitable. It is necessary, therefore, to ensure that noise situations must now be prevented by anticipating noise problems and their possible impacts as part of the comprehensive planning process.

The Noise Element of the General Plan is a proactive response pursuant to State law (California Planning and Zoning Law, Article 17, 1995). It provides guidance for policies adopted by the City Council (Chief of Police General) pursuant to the State's efforts of the Health and Safety Code. This document, the Noise Element, should provide a systematic approach to (1) the prevention and abatement of noise; (2) the

mitigation of noise exposure; (3) the control of noise; and (4) the reduction of noise exposure. The Noise Element provides guidance for the City Council and the City Manager to ensure that noise is a consideration in the planning process and that the City Council is able to make decisions on noise exposure in the community.

The Noise Element of the General Plan should provide guidance for the City Council and the City Manager to ensure that noise is a consideration in the planning process and that the City Council is able to make decisions on noise exposure in the community. The Noise Element should provide guidance for the City Council and the City Manager to ensure that noise is a consideration in the planning process and that the City Council is able to make decisions on noise exposure in the community.

It is expected that the Noise Element will provide guidance for the City Council and the City Manager to ensure that noise is a consideration in the planning process and that the City Council is able to make decisions on noise exposure in the community. The Noise Element should provide guidance for the City Council and the City Manager to ensure that noise is a consideration in the planning process and that the City Council is able to make decisions on noise exposure in the community.



First Rodeo Parade, Pollasky Avenue, c. 1925

Chapter 8

NOISE

Introduction and Authorization

Noise has long been an accepted part of modern civilization and the urbanization process. The general background level of noise, however, seems to be rising as modern transportation systems develop and human dependence upon machines rises. As society becomes highly mobile and mechanization continues to increase, so does the need for a better understanding of the effects of noise exposure in the environment.

The planning process has not traditionally been concerned with noise. In many instances, noise problems were identified only after the noise sources were allowed to establish in a community. It is now evident that these situations could have been avoided by considering noise generators and noise sensitive receptors as part of the comprehensive planning process.

The Noise Element of the General Plan is a mandatory component pursuant to State law (California Planning and Zoning Law, Section 65302(f)). It must recognize the guidelines adopted by the California Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code. More importantly, the Noise Element should provide a systematic approach to: (1) the measurement and modeling of noise; (2) the

establishment of noise standards; (3) the control of major noise sources; and (4) community planning for the regulation of noise. It is a guide used to identify and mitigate noise problems. The Noise Element establishes uniformity between City policy and programs undertaken to control and abate environmental noise. It also serves as a guideline for compliance with the State's noise insulation standards.

The Government Code and Office of Noise Control guidelines require that certain major noise sources and areas containing noise sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected levels of activity within the Community. Contours may be prepared in terms of either the Community Noise Equivalent (CNEL) or the Day-Night Average Level (Ldn) which are both descriptors of total noise exposure at a given location for an annual average day.

It is intended that the noise exposure information developed for the Noise Element be incorporated into the General Plan to serve as a basis for achieving land use compatibility with respect to noise through the long range planning and project review processes. It is also intended that noise exposure information be used to provide baseline information and noise source identification for use in formulating modifications to and enforcement of the local noise control ordinance.

Noise is usually defined as "unwanted sound". It consists of any sound that may produce physiological or psychological damage and/or interfere with human communication, work, rest, recreation, and sleep. People recognize that noise has become an environmental pollutant that threatens our quality of life. In this way, it is a form of energy waste from human activities.

Sound, intensity or acoustic energy is measured in decibels (dBA) that are weighted to correct for the relative frequency response of the human ear. For example, an A-weighted noise level includes a de-emphasis on high frequencies of sound that are heard by a dog's ear, but not by a human's ear. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Unlike linear units (inches or pounds), decibels are measured on a logarithmic scale, representing points on a sharply rising curve.

Since noise is measured on a logarithmic scale, ten decibels is ten times more intense than one decibel, twenty decibels is one hundred times more intense and thirty decibels is a thousand times more intense. Thirty decibels represents one thousand times as much acoustic energy as one decibel. A sound as soft as human breathing is about 10 times greater than zero decibel. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. Ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very annoying). Various sound levels corresponding to typical sources are provided in the Sound Levels and Human Response Exhibit.

Setting

Existing Noise Environment

As a prerequisite to an effective noise control program, a community must be cognizant of the location and extent of local noise problems; namely major noise source locations, noise sensitive receptor locations and current levels of exposure. This data can then be utilized to focus noise control and abatement efforts where they are most needed. In some cases, the control of noise sources will be beyond the City's jurisdiction. However, by recognizing these limitations, more effective land use strategies can be developed.

Ambient Noise Measurements

The determination of major noise sources in the Clovis Project Area and the identification of noise sensitive receptors provide the basis for developing a community noise survey. The noise measurement survey, completed by The Planning Center in September 1992, was conducted at 23 locations to determine the ambient noise environment in these generally worst-case areas, as shown in the Noise Measurement Locations Exhibit. The main purpose of the noise monitoring was to determine an existing noise profile for the Project Area that could be used in estimating the level of current and future noise impact.

Table 8-1 provides noise measurement data and site descriptions for the 23 monitoring locations. As shown therein, noise levels exceeded 65 dBA at 13 of the 23 monitoring locations which characterize mobile noise sources on the City's streets. The 65 dBA level generally corresponds to the maximum noise allowable for sensitive receptors.

The noise levels monitored throughout Clovis were indicative of an urbanizing environment. These levels ranged from 55.7 dBA to 76.1 dBA with adjustments for peak traffic volumes. Measurement locations were chosen as the worst-case site adjacent to the primary noise source such as a major roadway.

Noise Sources

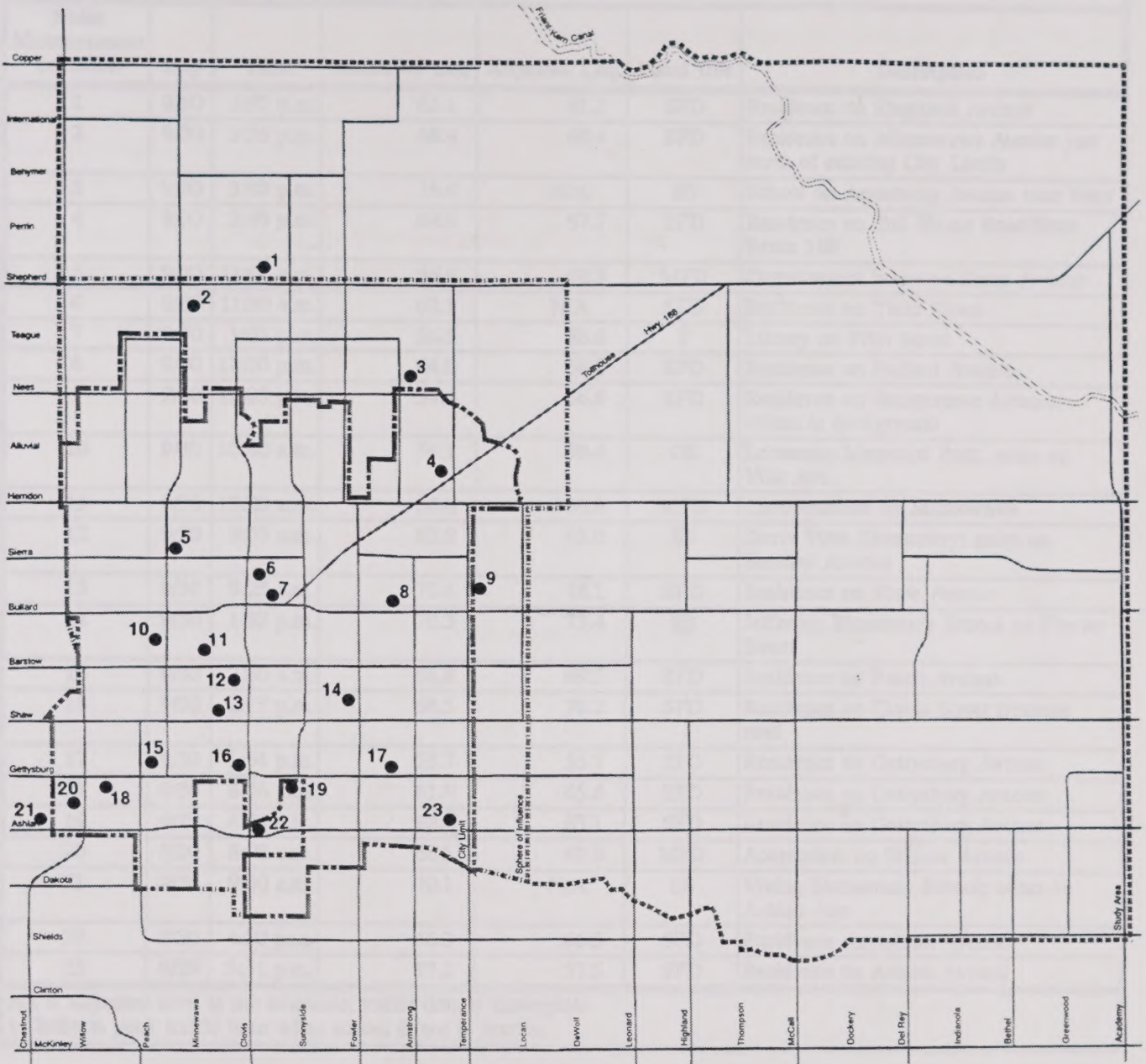
Two types of noise sources should be considered in a community noise inventory: stationary sources and mobile sources. Fixed sources of noise include airports, train depots, industrial and construction activities, farming equipment operations, outdoor sporting events, loud radios, power tools, lawn mowers, home appliances and barking dogs. In addition, Clovis operates City water wells that have been a source of noise complaints in recent months. A recent noise study showed average noise levels at ten feet from unshielded City wells to be 70 to 74 dBA Leq. These noise levels are incompatible with sensitive receptors such as adjacent residential uses. Mobile noise sources are typically transportation-related and include aircraft, trains, automobiles, trucks, buses, motorcycles, and off-road vehicles.

Sound Levels and Human Response

NOISE SOURCE	RESPONSE	dB(A) NOISE LEVEL
		150
Carrier Jet Operation		
	HARMFULLY LOUD	140
	PAIN THRESHOLD	130
Jet Takeoff (200 ft.) Discotheque Unmuffled Motorcycle Auto Horn (3 ft.) Rock 'n Roll Band Riveting Machine	MAXIMUM VOCAL EFFORT	120
Loud Power Mower	PHYSICAL DISCOMFORT	110
Jet Takeoff (2000 ft.) Garbage Truck	VERY ANNOYING HEARING DAMAGE (STEADY 8-HOUR EXPOSURE)	100
Heavy Truck (50 ft.) Pneumatic Drill (50 ft.)		90
Alarm Clock Freight Train (50 ft.) Vacuum Cleaner (10 ft.)	ANNOYING	80
Freeway Traffic (50 ft.)	TELEPHONE USE DIFFICULT	70
Dishwashers Air Conditioning Unit (20 ft.)	INTRUSIVE	60
Light Auto Traffic (100 ft.)	QUIET	50
Living Room Bedroom		40
Library Soft Whisper (15 ft.)	VERY QUIET	30
Broadcasting Studio		20
	JUST AUDIBLE	10
	THRESHOLD OF HEARING	0

Source: William Bronson, "Ear Pollution," California Health
(October, 1971), P. 29

Noise Measurement Locations



1 Noise Measurement Location

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**TABLE 8-1
AMBIENT NOISE LEVELS**

Noise Measurement Location	Day	Time	Measured Leq	Adjusted Leq	Land Use	Description
1	9/30	3:52 p.m.	61.1	61.1	SFD	Residence on Shepherd Avenue
2	9/30	3:35 p.m.	68.4	68.4	SFD	Residence on Minnewawa Avenue just north of existing City Limits
3	9/30	3:09 p.m.	56.8	N/A	ES	School on Armstrong Avenue near Nees
4	9/30	2:48 p.m.	64.9	67.7	SFD	Residence on Toll House Road/State Route 168
5	9/30	11:04 a.m.	56.8	58.3	MFD	Convalescent home on Sierra Avenue
6	9/30	11:30 a.m.	62.1	N/A	SFD	Residence on Third Street
7	9/30	1:05 p.m.	56.5	58.6	P	Library on Fifth Street
8	9/30	12:20 p.m.	64.0	68.0	SFD	Residence on Bullard Avenue
9	9/30	12:05 p.m.	54.4	56.6	SFD	Residence on Temperance Avenue; voices in background
10	9/30	10:40 a.m.	56.1	58.4	OS	Letterman Memorial Park; noise on Villa Ave.
11	9/30	10:20 a.m.	66.8	68.8	MFD	Condominium on Minnewawa
12	9/30	9:55 a.m.	62.8	65.0	ES	Sierra Vista Elementary; noise on Barstow Avenue
13	9/30	9:25 a.m.	72.4	76.1	SFD	Residence on Shaw Avenue
14	9/30	1:32 p.m.	70.3	73.4	ES	Jefferson Elementary School on Fowler Street
15	9/30	7:50 a.m.	68.8	69.5	SFD	Residence on Peach Avenue
16	9/30	2:17 p.m.	68.5	70.2	SFD	Residence on Clovis Street frontage road
17	9/30	1:54 p.m.	55.7	55.7	SFD	Residence on Gettysburg Avenue
18	9/30	8:26 a.m.	61.9	65.6	SFD	Residence on Gettysburg Avenue
19	9/29	4:30 p.m.	62.4	63.1	SFD	Residence on Gettysburg Avenue
20	9/30	8:08 a.m.	68.1	69.8	MFD	Apartments on Willow Avenue
21	9/30	9:00 a.m.	70.1	N/A	ES	Viking Elementary School; noise on Ashlan Ave.
22	9/30	4:10 p.m.	66.3	66.3	SFD	Residence on Ashlan Avenue
23	9/29	3:51 p.m.	57.2	57.5	SFD	Residence on Ashlan Avenue

NA = Adjusted level is not available; traffic data is incomplete.

1 Reflects peak traffic hour when school is not in session.

In the Project Area there are five major sources of noise:

1. Aircraft from the Fresno Air Terminal and the Rogers Heliport;
2. Traffic on the major arterials within the City;
3. Traffic on State Highway 168;
4. Industrial facilities; and
5. Stationary sources such as City wells.

Motor Vehicle Noise

Motor vehicles in the Project Area are the major source of continuous noise. State Highway 168 connects Clovis with points east, as well as with the City of Fresno. State Highways 41 and 99 provide major north/south access for the region. Additional expressways, arterials, and lesser roadways in the Project Area carry significant traffic levels and have adjacent residential or other sensitive land uses that are affected by motor vehicle noise.

Table 8-2 provides the current noise levels adjacent to arterial roadways in the City of Clovis, assuming a standard sound attenuation of 4.5 dBA with each doubling of distance. As shown therein, Herndon, Bullard, Shaw, Ashlan, Clovis and Fowler are the only major roadway in the city which exceeds 60 dBA at 100 feet from the roadway centerline.

Aircraft Noise

There are three sources of aircraft noise affecting the Project Area: Fresno Air Terminal, the Rogers Helicopters heliport; and the Clovis Community Hospital heliport.

The Fresno Air Terminal is outside of the Project Area, but is a source of noise affecting Clovis residents. The air terminal is served by several air carriers. Because of the number of passengers enplaned at Fresno Air Terminal, the Fresno Standard Metropolitan Statistical Area is classified by the Federal Aviation Administration (FAA) as a small air traffic hub. Residences in the extreme southwestern portion of the Project Area lie within the 60 CNEL impact zone designated by the Airport Land Use Commission. Throughout the Project Area, occasional overflights of aircraft using this facility can be heard.

The Rogers Helicopters heliport is located on the north side of Bullard Avenue between Armstrong Avenue and Temperance Avenue. The number and time of daily flights from the heliport, as well as flight routes, is dependent on demand for helicopter service and weather conditions. The maximum noise levels due to landings or takeoffs measured 500 feet from the heliport range from 78 to 98 dBA depending on the

type of helicopter. Although the usage of the heliport varies, it is likely that if more than 8 to 16 operations per day occurred, FAA noise standards could be exceeded.

Clovis Community Hospital has a heliport for patient transport uses. Hospital heliport use is by its very nature unpredictable; use of the heliport depends solely on patient needs and can vary from zero operations in a month to a potentially very large number in the event of a major natural disaster. The existence of scattered single family residences in areas adjacent to the hospital as well as the past record of complaints when a helicopter was stationed at the hospital would indicate the potential for noise impacts from this source.

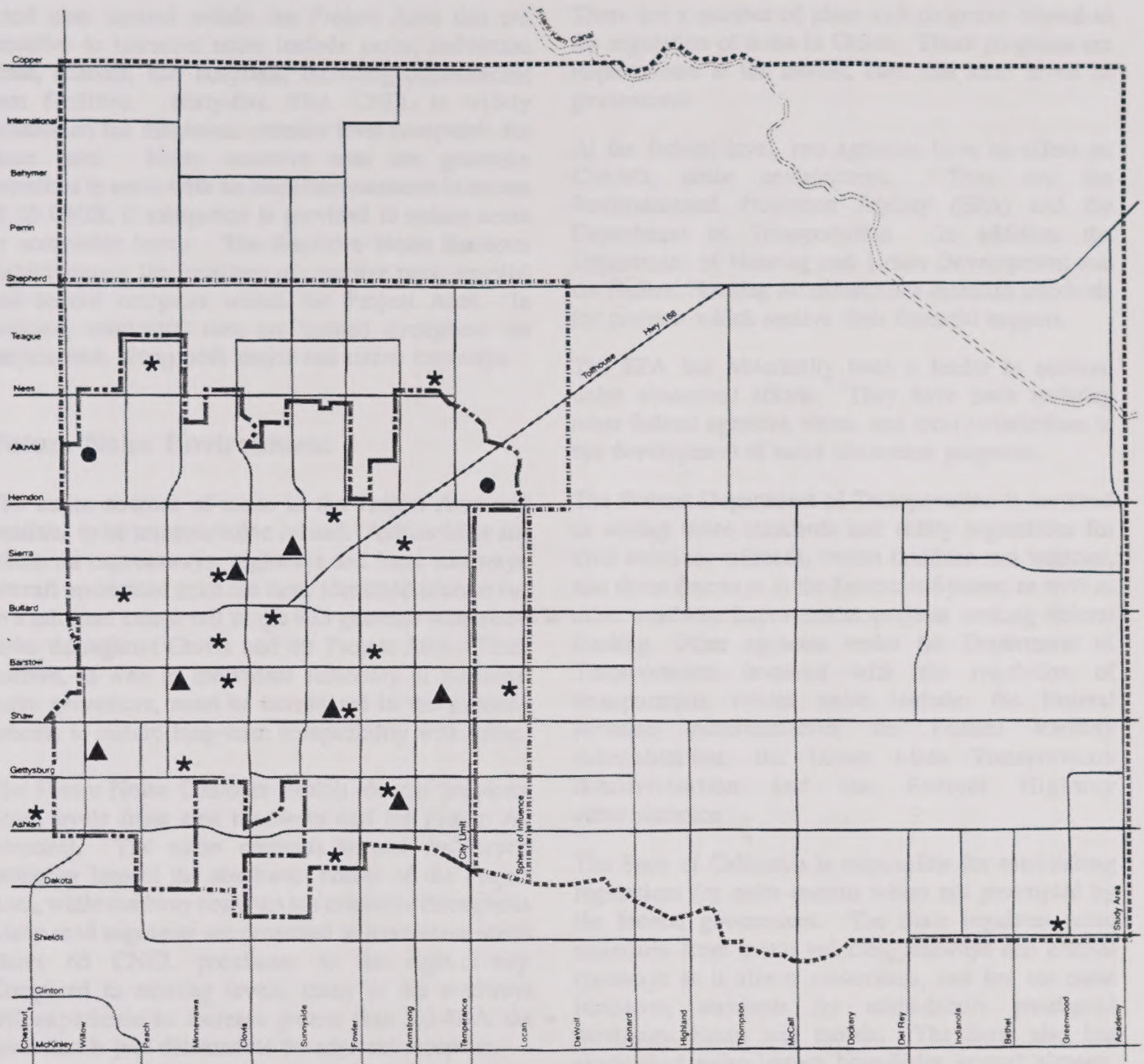
Railroad Noise

There is one railroad line through Clovis, operated by the Southern Pacific Transportation Company. The rail line provides shipping services for limited agricultural users and connects with the Fresno Southern Pacific Yard. Shipping on the line has declined, and it is likely that the line will be abandoned in the next three to five years.

Currently, two trains per day operate on the track during the afternoon hours. The trains are an average of 700 feet long. The low speed jointed track permits a train speed of about ten miles an hour. Using these operating conditions, the composite noise level adjacent to the track is estimated to be 58.1 dBA CNEL at 100 feet, 54.0 dBA CNEL at 200 feet and 48.6 dBA CNEL at 400 feet.

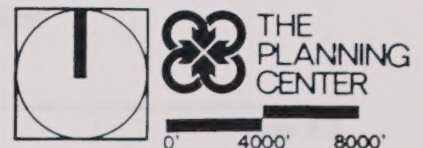
TABLE 8-2 EXISTING CNEL RANGE AT 100 FEET FROM CENTERLINE	
Arterial Roadways	CNEL Range
Shepherd Avenue	50.9 - 58.2
Herndon Avenue	59.5 - 67.1
Bullard Avenue	56.6 - 64.0
Nees Avenue	54.7 - 55.4
Shaw Avenue	63.2 - 68.4
Ashlan Avenue	57.6 - 62.2
Clovis Avenue	59.1 - 67.7
Fowler Avenue	54.7 - 63.5
Temperance Avenue	57.9 - 59.8

Sensitive Noise Receptor Locations



-  School
-  Park
-  Hospital

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Sensitive Receptors

Land uses located within the Project Area that are sensitive to intrusive noise include parks, residential areas, schools, and hospitals, including convalescent care facilities. Sixty-five dBA CNEL is widely considered the maximum exterior level acceptable for these uses. Noise sensitive uses are generally permitted in areas with ambient environments in excess of 65 CNEL if mitigation is provided to reduce noise to acceptable levels. The Sensitive Noise Receptor Exhibit details the locations of sensitive park, hospital and school receptors within the Project Area. In addition, residential uses are located throughout the project area, along both major and minor roadways.

Future Noise Environment

The major sources of noise in the Project Area will continue to be transportation related. Automobiles and trucks on expressways, highways and local roadways, aircraft operations from the three identified sources and to a minimal extent rail usage will generate substantial noise throughout Clovis and the Project Area. These sources, as well as individual stationary or industrial noise generators, must be considered in the planning process to ensure long-term compatibility with noise.

The Future Noise Contours exhibit identify projected noise levels from area roadways and the Fresno Air Terminal. The noise contours around the airport primarily impact the southwest corner of the Project Area, while roadway contours are extensive throughout. Many road segments are projected to have noise levels above 65 CNEL proximate to the right-of-way. Compared to existing levels, many of the roadways will experience an increase greater than 3.0 dBA, the level that is just discernable by adjacent receptors.

The greatest increases in noise are projected along Shepherd, Nees, Herndon, Shaw, Ashlan, Minnewawa, Clovis, Fowler and Temperance. The contours provided in the Future Noise Contours Exhibit identifies unmitigated noise without shielding from existing barriers or topography. This exhibit is intended as a guide to determining areas that could be impacted by transportation noise. Traffic noise can be reduced with a combination of site planning techniques, landscaped barriers and architectural treatments during individual project review.

Related Plans and Programs

There are a number of plans and programs related to the regulation of noise in Clovis. These programs are implemented at the federal, state and local levels of government.

At the federal level, two agencies have an effect on Clovis's noise environment. They are the Environmental Protection Agency (EPA) and the Department of Transportation. In addition, the Department of Housing and Urban Development and the Federal Housing Administration establish standards for projects which receive their financial support.

The EPA has historically been a leader in national noise abatement efforts. They have been assisting other federal agencies, states, and local jurisdictions in the development of noise abatement programs.

The Federal Department of Transportation is involved in setting noise standards and safety regulations for civil aviation, railroads, transit facilities and vehicles, and those freeways in the Interstate System, as well as other roadway improvement projects seeking federal funding. Other agencies under the Department of Transportation involved with the regulation of transportation related noise include: the Federal Aviation Administration, the Federal Railway Administration, the Urban Mass Transportation Administration and the Federal Highway Administration.

The State of California is responsible for establishing regulations for noise control where not preempted by the federal government. The State regulates noise emissions from motor vehicles, freeways and arterial roadways as it affects classrooms, and has set noise insulation standards for multi-family residential dwellings, hotels and motels. The State also has established noise impact boundaries around airports, and set noise planning standards for land use compatibility through the Office of Noise Control (ONC).

The Occupational Safety and Health Administration (OSHA) provides worker regulations for protection against the effects of noise exposure. The maximum exposure is provided according to health and psychological effects with a reasonable margin of safety. OSHA also identifies whether the threshold applies to activity interference, hearing loss consideration, or both effects.

Local jurisdictions share responsibility for maintaining the health and welfare of their residents. The responsibility is largely implemented through land use planning, ordinance control and enforcement efforts.

A Noise Element in the City's General Plan has been adopted since August 1974. The City of Clovis has not yet adopted a noise control ordinance. Noise complaints are currently addressed on an individual basis. Enforcement of noise control measures in new development projects is also implemented individually; typically, the City requires site specific noise studies for large developments.

Land Use Compatibility

The State Office of Noise Control has developed guidelines showing a range of noise standards for various land use categories. The compatibility matrix is intended to provide guidance for the development of municipal noise elements. Depending on the ambient environment of a particular community, these basic guidelines may be tailored to reflect existing noise and land use characteristics. The matrix defines noise in terms of a community noise equivalent level (CNEL) expressed in decibel units (dB or dBA) that measure sound intensity. The CNEL measurement accounts for noise levels which occur over a 24-hour period. Noise levels occurring during evening and nighttime hours are weighted more heavily than daytime noise in recognition of increased sensitivity to sound during these hours. A complete glossary of technical terms used in this Element is provided in Appendix A.

Land uses deemed noise sensitive by the State include schools, hospitals, rest homes, long-term care and mental care facilities. Many jurisdictions consider residential uses particularly noise sensitive because families and individuals expect to use time in the home for rest and relaxation, and intrusive noise can interfere with those activities. Some variability in standards for noise sensitivity may apply to different densities of residential development, and single family uses are frequently considered the most sensitive.

Land uses that are relatively less sensitive to noise include office, commercial, and retail developments. There is also a range of insensitive noise receptors which include uses which generate significant noise levels or uses where the level of human occupancy is typically low. Examples of insensitive uses include:

industrial and manufacturing uses, aggregate operations, utility easements, agriculture, vacant land, parking lots, salvage yards and transit terminals.

Noise Insulation Standards

California noise insulation standards were officially adopted by the California Commission of Housing and Community Development in 1974 and became effective on August 22, 1974. On November 14, 1988, the Building Standards Commission approved revisions to these standards (Title 24, Part 2, California Code of Regulations). The ruling states that "Interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either Ldn or CNEL, consistent with the noise element of the local general plan." Additionally, the commission specifies that residential buildings or structures to be located within exterior CNEL (or Ldn) contours of 60 dB or greater of an existing or adopted freeway, expressway, parkway, major street, thoroughfare, rail line, rapid transit line, or industrial noise source shall require an acoustical analysis showing that the building has been designed to limit intruding noise to an interior CNEL (or Ldn) of 45 dB.

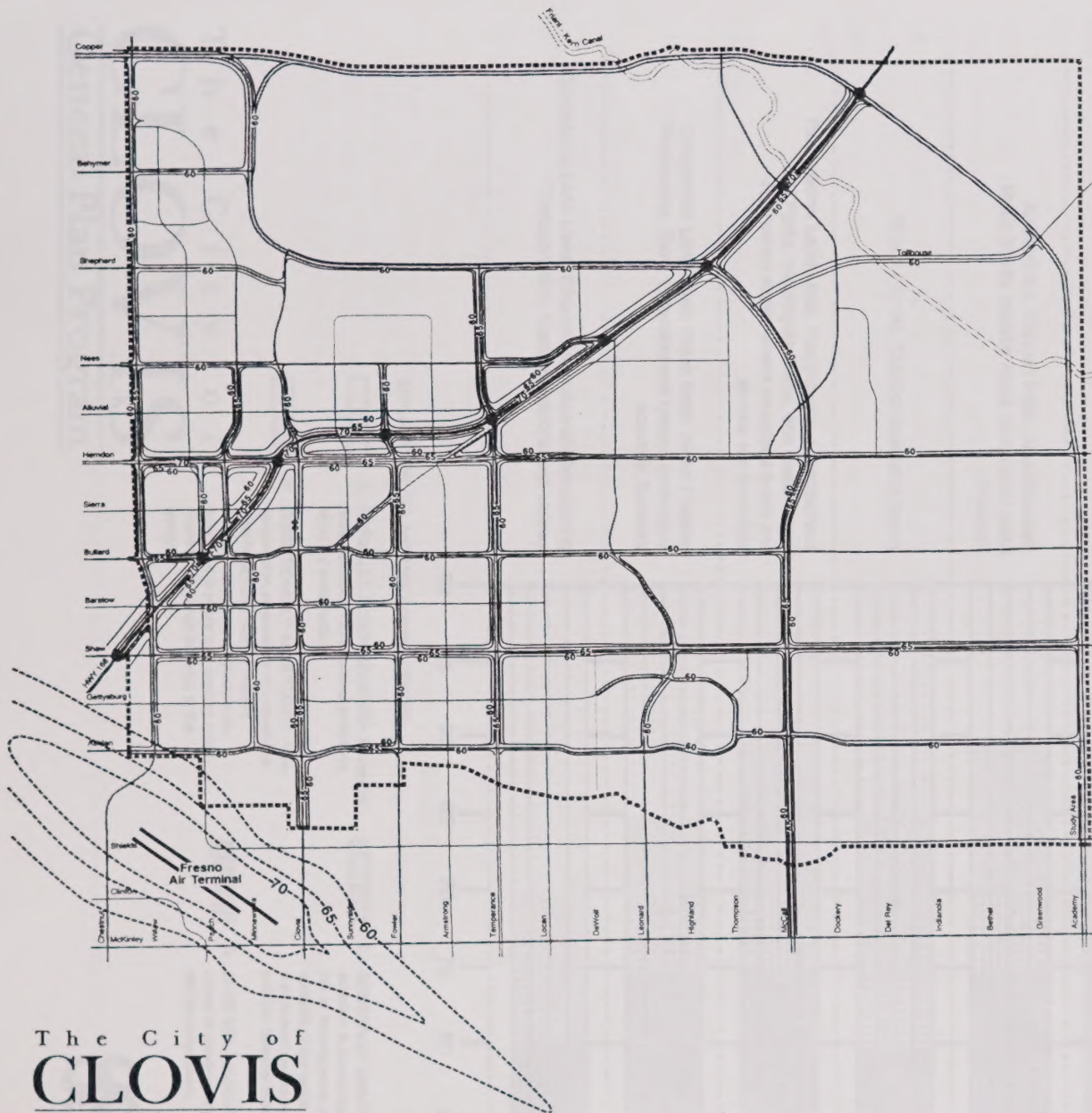
Local Guidelines

The Land Use Compatibility Matrix Exhibit reflects the compatibility and the acceptable planning limits of exterior noise for various existing and proposed land uses in Clovis. The matrix will be used as a guideline by the City to determine the compatibility of land uses within a certain noise environment. Standards for both sensitive land uses and those uses considered less sensitive are provided. This matrix should be utilized for new development and transportation system projects to ensure long-term noise compatibility in Clovis. The standards identified are consistent with the State Office of Noise Control Guidelines and the California Noise Insulation Standards identified above.

Issues and Intent

The purpose of the Noise Element is to provide a means for protecting citizens from the harmful effects of excessive noise exposure. This may be partially accomplished by mitigating noise conflicts through the adoption of specific policies intended to achieve land use compatibility with respect to community noise.

Future Noise Contours



-  Airport Noise Contours
-  Roadway Noise Contours

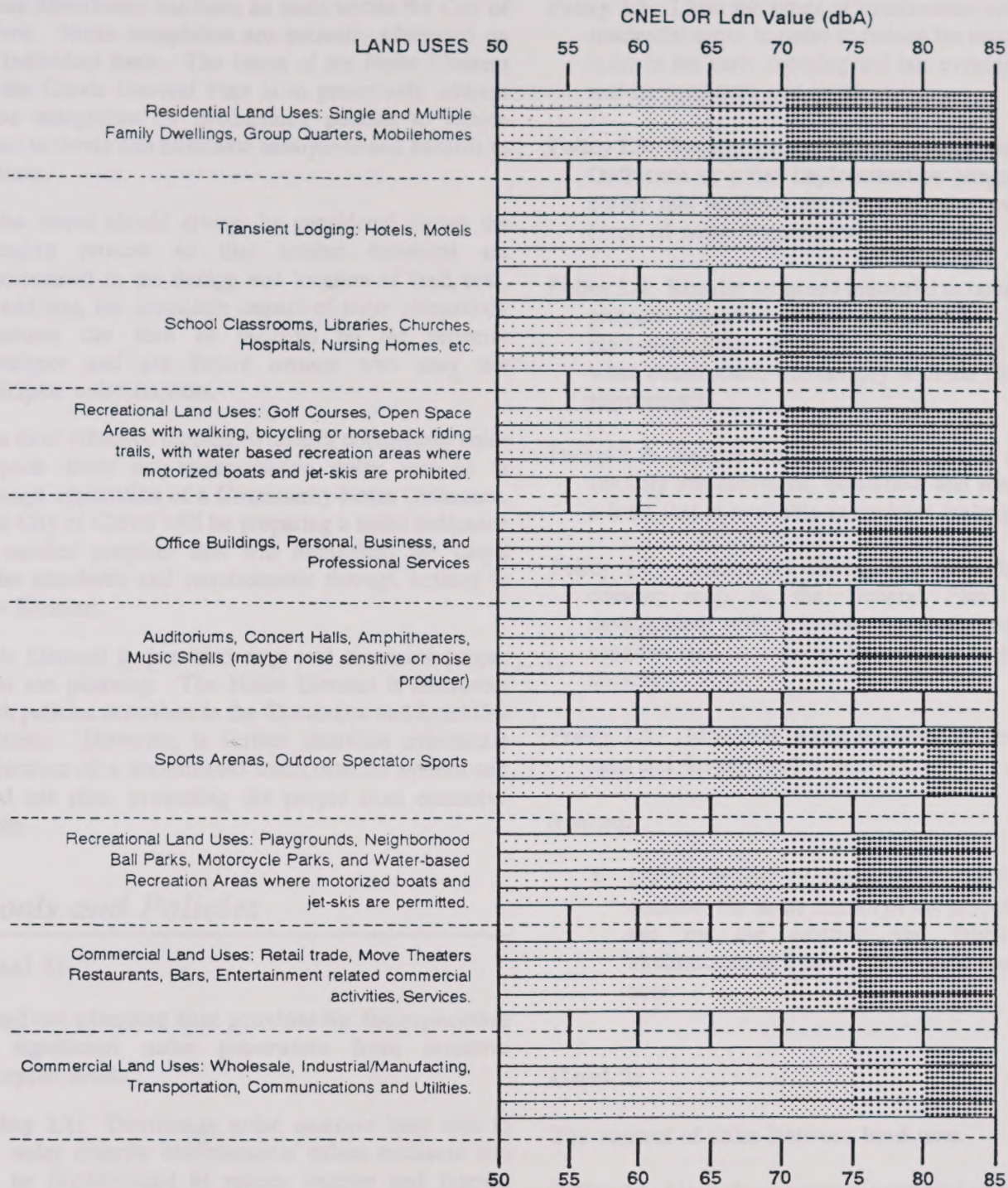
Note: Contours do not account for existing barriers or local topography. See EIR for precise distance to contours.

Fresno Air Terminal Source: City of Fresno General Plan, May 1990



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Land Use Compatibility Matrix



EXPLANATION OF LAND USE CONSEQUENCES:



A NORMALLY ACCEPTABLE: With no special noise reduction requirements assuming standard construction.



B CONDITIONALLY ACCEPTABLE: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design.



C GENERALLY UNACCEPTABLE: New construction is discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



D LAND USE DISCOURAGED: New construction or development should generally not be undertaken.

Noise disturbance has been an issue within the City of Clovis. Noise complaints are currently addressed on an individual basis. The intent of the Noise Element of the Clovis General Plan is to proactively address these complaints by establishing policies to reduce noise to levels that eliminate annoyance and hazards to citizens.

Noise issues should always be considered during the planning process so that needed measures are incorporated in the design and location of land uses. In addition, the economic impact of noise attenuation measures can then be incurred by the property developer and not future owners who may not anticipate noise impacts.

The most effective method to control community noise impacts from non-transportation noise sources is through application of a Community Noise Ordinance. The City of Clovis will be preparing a noise ordinance or another program that will implement the City's noise standards and requirements through actions in this Element.

This Element is provided as a tool to ensure proper land use planning. The Noise Element is consistent with policies described in the Circulation and Land Use sections. However, it further identifies microscale objectives of a coordinated transportation system and land use plan, protecting the people from excessive noise.

Goals and Policies

Goal 1:

Land use planning that provides for the separation of significant noise generators from sensitive receptor areas.

Policy 1.1: Discourage noise sensitive land uses in noisy exterior environments unless measures can be implemented to reduce exterior and interior noise to acceptable levels. Alternatively, encourage less sensitive uses in areas adjacent to major noise generators but require appropriate interior working environments.

Policy 1.2: Limit the hours of construction activity in residential areas in order to reduce the intrusion of noise in the early morning and late evening hours, and on weekends and holidays.

Policy 1.3: Prepare a comprehensive Municipal Noise Ordinance or other implementation program that ensure that residents are not exposed to excessive levels of noise from stationary sources.

Policy 1.4: Require proposed industrial or commercial projects locating near existing or planned residential areas to demonstrate that the project when constructed, will comply with the City noise requirements.

Policy 1.5: Ensure that current noise hazard areas in the City are identified, quantified, and mapped in a form that is available to decision makers.

Policy 1.6: Utilize the information from the noise contour map in the General Plan in the development review process to ensure that noise sensitive land uses are not located near major noise sources.

Policy 1.7: Minimize noise conflicts between land uses and the circulation network.

Actions:

- During review of development applications, consider the noise impact of the proposed land use on the existing and future noise environment of existing or planned contiguous uses.

Goal 2:

The control of noise between land uses.

Policy 2.1 Limit the maximum permitted noise levels which cross property lines and impact adjacent land uses.

Policy 2.2: Establish standards for acceptable limits of noise for various land uses in the City.

Policy 2.3 Work with the County of Fresno and the City of Fresno in minimizing or avoiding conflicts, between land uses along the Project Area boundary and noise, prior to individual project approvals.

Policy 2.4 Evaluate potential noise conflicts for individual sites and projects.

Policy 2.5 Require mitigation of all significant noise impacts as a condition of project approval.

Actions:

- Discourage projects that are incapable of successfully mitigating excessive noise.
- Incorporate measures into all development projects to attenuate exterior/interior noise levels to acceptable levels. The City's noise standards for land use compatibility are provided in Table 8-3. These standards shall be adhered to and implemented during the review of all proposed development projects.
- Exterior living areas of multiple family uses should have a maximum noise level of 65 CNEL. A combination of site planning techniques, noise walls, and architecture treatments should be incorporated into the design of a project to ensure that the 65 CNEL is achieved. In multiple family uses where all available mitigation measures have been incorporated into the project design and the exterior living area still can not be mitigated to 65 CNEL, a maximum exterior noise level of up to 70 CNEL may be allowed.
- Develop a Municipal Noise Ordinance to control noise between existing land uses that specifies maximum allowable noise levels.
- Prepare a periodic update to the noise contour map which reflects any General Plan Updates.

**TABLE 8-3
LAND USE WITH NOISE STANDARDS**

Land Use	Interior Standard	Exterior Standard
Agriculture Residential Rural Residential Very Low Residential Low Residential Medium Residential Medium High Residential High Residential	45	65 ¹
Mixed Use Residential	45	70 ¹
Commercial Mixed Use Commercial Village Center	—	70
Office	50	70
Industrial Transit Center	55	75
Public Facilities	50	70
Parks	—	70/65 ²
Schools	50	65

¹ In outdoor living areas.
² Where quiet is a basis for use.

Goal 3:

Minimize noise impacts from transportation noise sources.

Policy 3.1: Ensure the effective enforcement of City, State, and Federal noise standards by all appropriate City Divisions.

Policy 3.2: Enforce the speed limit on arterials and local roads to reduce noise impacts from vehicles, particularly in residential areas.

Policy 3.3: Coordinate with Caltrans to ensure the inclusion of noise mitigation measures in the design of new highways projects or improvements to existing facilities.

Policy 4.4: Proactively participate in the planning and impact assessment activities of the Airport Land Use Commission and other regional or state agencies relative to any proposed expansion of the Fresno Air Terminal or change in flight patterns.

Policy 4.5: Encourage only the location of compatible land uses in proximity to existing transportation facilities that generate significant noise levels (i.e., Fresno Air Terminal).

Actions:

- Consider noise mitigation measures in the design of all future streets and highways and when improvements occur along existing highway segments. Measures will emphasize the establishment of buffers between roadways and adjoining noise sensitive areas.
- Incorporate proper design measures when constructing arterial and expressway designated streets to help mitigate possible noise impacts on adjacent land uses.
- For projects close to master planned roadways, utilize the ultimate roadway capacity at Level-of-Service C and the posted speed limit to estimate maximum future noise impacts.

Goal 4

Reduce existing and future excessive noise to a level that eliminates annoyance and hazards to the people.

Policy 4.1: For new and existing structures, encourage the use of abatement devices where there exists high and enduring noise levels.

Policy 4.2: Encourage the use of site design and building design techniques, including the use of landscape setbacks or berms, building orientation, and buffering of noise sensitive areas, as a means to minimize noise impacts.

Actions:

- Require proposed noise producing projects to have a qualified acoustician prepare a noise analysis with recommendations for special design measures if the project is to be located close to existing or planned noise sensitive land uses.
- Require proposed noise sensitive projects within a 60 CNEL contour (identified on the Future Noise Contour Exhibit) to have acoustical studies prepared by a qualified acoustical engineer and to provide special design measures to protect noise sensitive uses from ultimate projected noise levels.
- Consider site design techniques as the primary means to minimize noise impacts.
 1. Utilize building setbacks to increase the distance between the noise source and receiver.
 2. Promote the placement of noise tolerant land uses such as parking lots, maintenance facilities, and utility areas between the noise source and receptor.
 3. Orient buildings to shield outdoor spaces from a noise source. Quiet outdoor spaces can be provided by creating a U-shaped development which faces away from the roadway or by clustering land uses.

- Require developers to consider alternative architectural layouts as a means of meeting noise reduction requirements. Alternative approaches to noise reduction may include, but are not limited to:

1. Placement of bedrooms on the side of the house facing away from major roadways. The use of noise tolerant rooms such as garages, bathrooms and kitchens to shield noise-sensitive areas will be encouraged.

When bedrooms cannot be located on the side of a house away from a major roadway, consider extra insulation and double-pane windows to meet the standards in Table 8-3.

2. Avoidance of placement of balconies facing major travel routes. Development proposals which include balconies in the design should be evaluated for potential noise impacts during the environmental review process.

- Where architectural design treatments fail to adequately reduce adverse noise levels or will significantly increase the costs of land developments, require the use of noise barriers and landscaped berms in combination.

Glossary of Terms

A-weighted Sound Level, dBA: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgement of loudness.

Ambient Noise Level: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Amplitude: A measure of the difference between atmospheric pressure (with no sound present) and the total pressure (with sound present). Although there are other measures of sound amplitude, sound pressure is the fundamental measure. The unit of sound pressure is the decibel (dB).

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained by adding five (5) decibels to the hourly noise levels measured during the evening (from 7:00 p.m. to 10:00 p.m.) and by adding ten (10) decibels to the hourly noise levels measured during the night (between 10:00 p.m. and 7:00 a.m.). In this way, CNEL takes into account the lower tolerance of people for noise during evening and nighttime periods.

Day-Night Average Level (Ldn): The measure of noise exposure used by the EPA, HUD, FAA and the Department of Defense. It is the same as CNEL except that the weighting considered (in CNEL) between the hours from 7:00 p.m. to 10:00 p.m. is eliminated. Throughout this noise element, Ldn and CNEL are assumed to be the same measure. This is consistent with the recommended practice of the State of California Office of Noise Control.

Decibel (dB): A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals. Because they are logarithmic, decibels are not additive. If two similar noise sources produce the same amount of noise (say 100 dB each), the total noise level will be 103 dB, not 200 dB. An increase in noise level of 10 dB is generally perceived as being twice as loud.

dBA: A-weighted sound level to reflect the sensitivity of the human ear to noise frequencies (see definition above).

Equivalent Sound Level (Leq): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Exterior Living Space: Open area designed for outdoor living and/or recreation.

Frequency: The number of times per second that a sound pressure oscillates about the prevailing atmosphere pressure. The unit of frequency is the hertz. The abbreviation is Hz.

Intrusive Noise: That noise which intrudes over and above the ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as well as the prevailing ambient noise level.

L10: The A-weighted sound level exceeded 10 percent of the sample time. Similarly L50, L90, L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound..."

Noise Attenuation: The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room or another. Noise attenuation is specified in decibels.

Noise Barrier: A structure designed to mitigate the impact generated by a noise source (e.g., an arterial or rail line) at an adjacent noise sensitive location. Barriers should be continuous structures (without gaps) and should be constructed of a material that is impervious to noise (e.g., concrete block, stucco-on-wood, wood-on-wood, 1/4" tempered plate glass, earthen berm, or any combination of these materials).

Noise Exposure Contours: Lines drawn around a noise source indicating constant or equal level of noise exposure. CNEL and LDN are typical metrics used.

Noise Impact Area: A specific area exposed to significant levels of noise.

Noise Reduction: The ability of a material to reduce the noise level from one place to another or between one room and another. Noise reduction is specified in decibels.

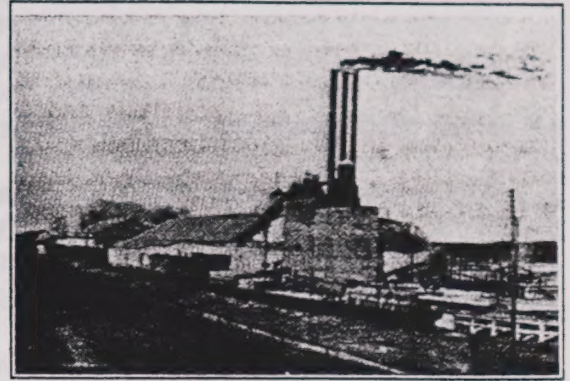
Noise Referral Zones: Such zones are defined as the area within the contour defining a CNEL level of 60 decibels. It is the level at which either State or Federal laws and standards related to land use become important and, in some cases, preempted local laws and regulations. Any proposed noise sensitive development which may be impacted by a total noise environment of 60 dB CNEL or more should be evaluated on a project specific basis.

Noise Sensitive Land Use: Noise-sensitive land uses include, but are not limited to: residences, schools, libraries, hospitals, churches, hotels, motels, and outdoor recreational areas. These typify land uses where suitability is restricted by intrusive noises. Hence, they are termed "noise-sensitive." Noise-sensitivity factors include interference with speech communication, subjective judgement of noise acceptability and relative noisiness, need for freedom from noise intrusion, and sleep interference criteria.

Sound: A reaction in the ear caused by radiant energy being transmitted from a source by longitudinal pressure wave in air or some other elastic medium.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.



Lumber Mill, turn of the century

Chapter 9

AIR QUALITY

Introduction and Authority

The Air Quality Element addresses air quality in the context of local land use planning. To date, most efforts at improving air quality have relied on emission control devices and development of cleaner fuel technologies. While these efforts have been successful in reducing emissions, population growth experienced regionally threatens these gains. Despite these improvements, state and federal air quality standards have not been met.

Air quality efforts are increasingly directed at the relationship between growth, land use activities and transportation needs. Land use patterns directly influence transportation demand, which in turn, impacts air quality. Local government has the unique authority to regulate land use, and the Air Quality Attainment Plan (AQAP) for the San Joaquin Valley Air Basin (SJVAB) encourages "all cities and counties to include Air Quality Elements to assist in mitigating and reducing pollutant emissions." This element must: discuss local attainment of air pollutants; address indirect, transportation and areawide control measures; identify goals to assist in attaining air quality, transportation and public exposure standards; and specify policies that lead to achievement of those goals.

The preparation of an Air Quality Element is not required under Government Code Section 65302 which specifies the required components of the General Plan. The absence of this requirement, however, does not preclude its preparation. In fact, Government Code Section 65303 authorizes cities and counties to adopt additional elements as deemed necessary. The State General Plan Guidelines includes air quality as an optional element and as a suggested topic in both the circulation and safety elements.

Setting

Local Air Quality

The San Joaquin Valley Air Basin (SJVAB) exceeds state air quality standards for three of the six criteria pollutants. The basin currently meets the standards for nitrogen dioxide, sulfur dioxide and lead, but the ambient ozone and particulate matter (PM₁₀) levels exceed the standards. The major metropolitan areas of Fresno, Clovis, Modesto, Bakersfield, and Stockton (transitional) are designated as nonattainment for carbon monoxide (CO). The nonattainment boundary in the Clovis Project Area extends north to Herndon Avenue and east to Temperance Avenue.

Air pollution tolls heavy costs in terms of health, social and economic factors. The three pollutants of greatest concern to SJVAB are carbon monoxide, ozone and particulate matter. These pollutants and associated health effects are briefly described below:

- **Carbon Monoxide (CO)** is formed by the incomplete combustion of fossil fuels, almost entirely from automobiles. It is a odorless gas that can cause dizziness, fatigue, and impairments to central nervous system functions. CO passes through the lungs into the blood stream where it interferes with the transfer of oxygen to body tissues.
- **Ozone (smog)** is formed by photochemical reactions between NO_x and reactive organic gases rather than being directly emitted. Ozone is a pungent, colorless gas that is typical of the California type smog. Elevated ozone concentrations result in reduced lung function, particularly during vigorous physical activity. This health problem is particularly acute in sensitive receptors such as the sick, elderly and young children. Ozone levels peak during the summer and early fall months.
- **Particulate Matter (PM₁₀)** refers to small suspended particulate matter with an aerodynamic diameter of 10 microns or less which is not readily filtered by the lungs. Nitrates and sulfates, as well as dust particulates, are major components of PM₁₀. These small particles can be directly emitted into the atmosphere as a by-product of fuel combustion, through abrasion such as wear on tires or brake linings, or through fugitive dust (wind erosion of soil). They can also be formed in the atmosphere through chemical reactions. Particulates may carry carcinogens and other toxic compounds that adhere to the particle surfaces and can enter the human body through the lungs.

The two general sources of air pollutants in the Project Area, as well as the entire basin, are mobile sources and stationary sources. The largest mobile source of air pollutants in Clovis is the automobile. Stationary sources of air pollution include those from area sources (e.g., water heaters, consumer products, gas-fired appliances, lawn and garden equipment, wood-burning stoves, appliances) and point sources (e.g., boilers, refinery flares, commercial usage of pesticides, aerosols, paint).

Related Plans and Programs

State and Federal Air Quality Legislation

The Federal Clean Air Act enacted in 1970, and amended twice thereafter, establishes the framework for air pollution control. The Act directs the Environmental Protection Agency (EPA) to establish national ambient air quality standards (NAAQS) for six pollutants: ozone, carbon monoxide, lead, nitrogen dioxide, particulate matter and sulphur dioxide. These standards are set at a level that protects public health and welfare. Areas exceeding the federal standards more than two times per year are designated "nonattainment" areas and are subject to more stringent planning and pollution control requirements.

States are required to submit a State Implementation Plan (SIP) for areas that exceed the NAAQS. The SIP must demonstrate how the NAAQS will be achieved. Failure to submit a plan or secure approval could lead to denial of federal funding or permits for infrastructure which require federal permits.

The California Clean Air Act (1988) establishes standards for the six federal criteria pollutants as well as adds Hydrogen Sulphide, Sulphate and Vinyl Chloride to its list of regulated pollutants. The State standards for the nine pollutants are more stringent than federal standards.

Air quality in California is regulated by the California Air Resources Board (ARB), and multi-county or single-county Air Pollution Control Districts (APCDs). California state ambient air quality standards are set by the ARB, which also regulates mobile source emissions, research and development, and oversight and coordination of the activities of the APCDs. The ARB is also responsible for classifying air basins as attainment or nonattainment in accordance with the federal and state Clean Air Acts. The regional and local air quality agencies are primarily responsible for regulating stationary and indirect source emissions and for monitoring ambient pollutant concentrations.

Local Planning Efforts

Local government responsibility for implementing control measures reflect its unique authority to regulate land uses and physical development. Local government has primary responsibility for

implementing transportation and land use control measures.

The Fresno County Air Pollution Control District (APCD) unified in March of 1990 with other Valley APCDs to form the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD). The other counties in the Unified District include San Joaquin, Stanislaus, Madera, Merced, Kings, Tulare, and western Kern. Under the California Clean Air Act of 1988, districts designated as nonattainment for state ambient air quality standards for ozone, carbon monoxide, sulfur dioxide, or nitrogen dioxide must submit a plan for attaining and maintaining state standards for these pollutants. In compliance with this, the SJVUAPCD has developed an Air Quality Attainment Plan.

The AQAP is the primary planning instrument for achieving state and federal air quality standards. The AQAP carries out federal and state mandates with respect to air quality standards through a series of control measures which are aimed at reducing pollutants from a specific source.

Over fifty stationary source "retrofit" control measures are proposed in the AQAP. In accordance with the CCAA, the District must develop a New Source Review (NSR) rule designed to achieve no net increase in emissions on a source-by-source basis for the majority of sources. Offsets will be required for any emission increase in nonattainment pollutants or their precursors. In addition to stationary source control measures, the AQAP addresses indirect sources of pollution and transportation control measures (TCMs). The TCMs encompass a wide diversity of programs and transportation modes including traffic flow improvements, short range transit lanes, rideshare programs, suburban and fringe area, park and ride lots, bicycling, trip reduction programs, parking management, telecommunications, alternate work schedules, alternative fuel programs and long range transit/rapid rail.

Issues and Intent

The Clovis Air Quality Element establishes a policy foundation for implementation of local government control measures. The Element also provides the framework for coordination of air quality planning efforts with surrounding jurisdictions. A Glossary of

Terms has been provided at the end of the Air Quality Element to define the numerous terms used in this Element.

The amount, location and type of land uses in the Clovis Project Area has long-term air quality implications. A pattern of land uses that facilitates an efficient urban form is essential to improving and maintaining air quality. The integration of land uses can eliminate the length, and number of vehicle trips.

Automobile use is the single greatest contributor to air pollution in California. Most of the air quality problem stems from our dependence on the automobile. A very effective strategy for improving air quality involves making fewer automobile trips and when such trips are necessary, making them shorter. The provision and availability of alternative modes of transportation are essential to the success of this strategy. Alternative transportation demand strategies can increase the efficiency of the transportation system, reduce congestion, and improve regional air quality. In addition, energy generation results in the emission of air pollutants. Through energy conservation, the demand for energy generation is reduced which decreases emissions of pollutants. Recycling efforts also reduces the amount of energy required for production of goods and materials, as well as emissions from landfills.

Air pollutants do not recognize political boundaries. Often the policies of one community may adversely impact another community. This is particularly true with respect to air pollution and underscores the need for subregional and regional implementation of effective air quality strategies. These strategies must be coordinated with regional agencies, the business community, special interest groups and individuals to ensure that measures with the greatest emission reduction potential are addressed.

Goals and Policies

Goal 1:

Improvement of air quality through proper land use planning in Clovis.

Policy 1.1: Encourage new development that provides employment opportunities for residents of Clovis to improve the balance of jobs relative to housing.

Policy 1.2: Encourage in-fill development near activity centers and along transportation corridors.

Policy 1.3: Minimize land use conflicts between emission sources and sensitive receptors.

Policy 1.4: Reduce air pollutant emissions by mitigating air quality impacts associated with new development projects to the greatest extent feasible.

Actions:

- Adhere to the policies and programs contained in the Land Use Element to ensure that the future land use patterns and resultant traffic increases have incorporated measures to improve air quality.
- Improve jobs/housing balance by encouraging the development and expansion of businesses, while also promoting housing near these job opportunities affordable to all segments of the population.
- Develop air quality mitigation measures to be used in considering future development. Approve development that could significantly impact air quality, either individually or cumulatively, only if it is conditioned with all reasonable mitigation measures to avoid, minimize or offset the impact.
- Locate "sensitive receptors" away from major air pollution sources. Require buffering of sensitive receptors from air pollution sources through the use of landscaping, open space and other separation techniques.
- Incorporate strategies into design guidelines and development standards which promote a pedestrian scale environment, encourage use of alternative modes of transportation and reduce dependency on the automobile.
- Adopt a Dust Control Ordinance to minimize particulate emission during road, parking lot and building construction.

Goal 2:

Enhanced mobility to minimize air pollutant emissions.

Policy 2.1: Implement transportation demand management techniques to reduce motor vehicle trips, including walking, bicycling, ridesharing, local transit support, compressed work schedules and telecommunications.

Policy 2.2: Maintain an orderly flow of traffic and improve mobility through the use of transportation systems management techniques.

Policy 2.3: Pursue development of a public transit system including local shuttle and bus routes that are linked to regional light rail.

Policy 2.4: Promote alternatives to motorized transportation by establishing a convenient and efficient system of bicycle routes and pedestrian walkways linked to multi-modal stations.

Policy 2.5: Promote the use of alternative clean fueled and/or electric powered vehicles for personal and business use.

Policy 2.6: Encourage programs that reduce local traffic congestion at peak hours and during special events.

Actions:

- Consider adoption of a Trip Reduction Ordinance (TRO) that requires the preparation of trip reduction plans for new and existing office, commercial and industrial facilities.
- Promote the use of alternative work weeks among employers.
- Encourage the formation of Transportation Management Associations (TMA) for large office developments and/or employment areas. Provide potential TMA's with administrative guidelines and technical assistance, where feasible.
- Further evaluate implementation of a requirement that operators of major outdoor events submit a Trip Reduction Plan (TRP)

which shall apply to both patrons and employees during the course of the event.

Goal 3:

Incorporate energy conservation practices and recycling to reduce emissions.

Policy 3.1: Encourage community-wide reductions in energy consumption through conservation practices.

Policy 3.2: Promote local recycling of wastes and the use of recycled materials.

Actions:

- Develop energy conservation standards that will be incorporated into new development.

Goal 4:

Effective coordination of air quality improvement efforts in the San Joaquin Valley Air Basin.

Policy 4.1: Coordinate planning efforts with other local, regional and state agencies, including SJVUAPCD in their efforts to improve regional air quality.

Policy 4.2: Encourage participation of local citizens, the business community and interested groups and individuals in air quality planning and implementation efforts.

Policy 4.3: Promote programs which educate the public about regional air quality issues.

Actions:

- Coordinate with surrounding jurisdictions in the preparation and adoption of air quality measures of mutual benefit and to ensure that any jurisdiction is not placed at an economic disadvantage.
- Involve local citizens, the business community, and interested groups in the adoption of air quality implementation programs.

- Participate in the preparation of sub-regional, regional or countywide congestion and growth management plans and incorporate measures into these plans that are supportive of air quality improvement efforts.

- Cooperate with neighboring local, regional, state, and federal agencies to achieve better transportation facility planning and development.

- Notify local and regional jurisdictions of proposed projects which may affect regional air quality.

- Encourage community participation in air quality planning and implementation through public forums and the educational process.

Glossary of Terms

AQAP (Air Quality Attainment Plan): A comprehensive policy document that delineates goals, policies, pollution reduction strategies, and implementation responsibilities for improving air quality in the San Joaquin Valley Unified Air Basin.

ARB: Air Resources Board.

CAAA: Federal Clean Air Act Amendments of 1990.

CCAA: California Clean Air Act (1970, 1977, 1988).

CO: Carbon Monoxide.

District: A commonly-used abbreviation for the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD).

EIR: Environmental Impact Report

EPA: Environmental Protection Agency.

NAAQS: National Ambient Air Quality Standards.

NOx: Oxides of Nitrogen.

Ozone: Primary component of smog.

PM10: Particulate matter of 10 microns or less.

SJVAB: San Joaquin Valley Air Basin.

SJVAPCD (San Joaquin Valley Unified Air Pollution Control District): The air pollution control district for the area which includes the counties of San Joaquin, Stanislaus, Madera, Merced, Kings, Tulare, and Kern.

SIP: State Implementation Plan.

SOx: Oxides of Sulfur.

TCM (Transportation Control Measure): Any demand management, systems management, facilities improvement, or technology-based measure intended to influence choices of mode, time of day, or decisions whether to travel at all.

TDM: Transportation Demand Management.

TMA: Transportation Management Association.

TRO: Trip Reduction Ordinance

TRP: Trip Reduction Plan.

VMT (Vehicle Miles Traveled): The total miles traveled by all vehicles in a particular geographic area.

VT (Vehicle Trips): The total motor vehicle trips generated by a facility or in an particular area.

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